Rennsport Properties LLC

8201 Grant Drive Huntington Beach, CA 92646

March 2024

Prepared by:

Yorke ENGINEERING, LLC
www.YorkeEngr.com

Office Locations:
Los Angeles, Orange County,
Riverside, Ventura, San Diego, Fresno, Merced,
Bakersfield, Berkeley, San Francisco

Tel: (949) 248-8490
Fax: (949) 248-8499

Focused Initial Study 206 Single-Family Homes Silver Beach Grand San Jacinto

Initial Study
206 Single-Family Homes
Silver Beach Grand San Jacinto

Prepared for:

Rennsport Properties LLC
8201 Grant Drive
Huntington Beach, CA 92646

March 2024

Table of Contents

Table of Appendices

List of Figures

List of Tables

List of Acronyms and Abbreviations

AB	Assembly Bill
ADWF	Average Dry Weather Flow
AFY	Acre-Feet per Year
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARMR	Archaeological Resource Management Reports
BAAQMD	Bay Area Air Quality Management District
BMP	Best Management Practice
Btu	British Thermal Unit
Cal/OSHA	California Division of Occupational Safety and Health
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CH_4	Methane
CHL	California Historical Landmarks
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
CPHI	California Points of Historical Interest
CRHR	California Register of Historical Resources
CWA	Clean Water Act
dB	Decibel
dBA	A-Weighted Decibel
DPM	Diesel Particulate Matter
DTSC	[California] Department of Toxic Substances Control
DWR	[California] Department of Water Resources
EDU	Equivalent Dwelling Unit
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration

GHG	Greenhouse Gas
HCM	Highway Capacity Manual
HHV	Higher Heating Value
HNL	Hourly Noise Level
HRI	Historical Resources Inventory
HVAC	Heating, Ventilation, and Air Conditioning
IS	Initial Study
kg	Kilogram
LDR	Low Density Residential
LED	Light-Emitting Diode
LID	Low Impact Development
LOMR	Letter of Map Revision
LOS	Level of Service
LST	Localized Significance Threshold
LTS	Less Than Significant Impact
LTSM	Less Than Significant Impact with Mitigation Incorporated
MDR	Medium Density Residential
MGD	Million Gallons per Day
MLD	Most Likely Descendant
MMcf	Million Cubic Feet
MND	Mitigated Negative Declaration
mph	Miles per Hour
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
MT	Metric Ton
MWh	Megawatt-Hours
N_2O	Nitrous Oxide
NAHC	Native American Heritage Commission
NI	No Impact
NO_2	Nitrogen Dioxide
NO_x	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OSHA	Occupational Safety and Health Administration
PCP	Prestressed Concrete Pipe
PM_{10}	Respirable Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
PPV	Peak Particle Velocity
PRC	[California] Public Resources Code
PS	Potentially Significant Impact
PV	Photovoltaic

PVC	Polyvinyl Chloride
RCFD	Riverside County Fire Department
ROG	Reactive Organic Gas
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SGMA	Sustainable Groundwater Management Act
SJUSD	San Jacinto Unified School District
SJVAPCD	San Joaquin Valley Air Pollution Control District
SO_x	Oxides of Sulfur
SPDR	Site Plan and Design Review
SRA	Source-Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminant
TAZ	Traffic analysis Zone
TCR	Tribal Cultural Resource
TMDL	Total Maximum Daily Load
TPA	Transit Priority Area
U.S. DOA	United States Department of Agriculture
U.S. DOT	United States Department of Transportation
U.S. EPA	United States Environmental Protection Agency
U.S. FWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VHDR	Very High Density Residential
VMT	Vehicle Miles Traveled
WEAP	Worker Environmental Awareness Program
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments

Initial Study
206 Single-Family Homes
Silver Beach Grand San Jacinto

1.0 INTRODUCTION

1.1 Purpose of the Initial Study

This focused Initial Study (IS) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), as set forth in the California Public Resources Code (PRC) Sections 21000 to 21174. In accordance with the California Code of Regulations (CCR) Title 14 Section 15002(a) CEQA Guidelines, the basic purposes of CEQA are to inform public agency decisionmakers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects through the use of mitigation measures or alternatives to the project, and disclose to the public the reasons why a government agency approved the project if significant environmental effects are involved.

An IS for a project subject to CEQA is prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed project (CEQA Guidelines Section 15063). This IS informs the City of San Jacinto decisionmakers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the proposed Project, as defined in Section 15382. As such, this document's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service, and infrastructure requirements and other local and regional environmental considerations (PRC Section 21003.1);
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time [State CEQA Guidelines Section 15004(b)(3)]; and
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City of San Jacinto and the applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted (State CEQA Guidelines Section 15126.4).

2.0 ENVIRONMENTAL SETTING

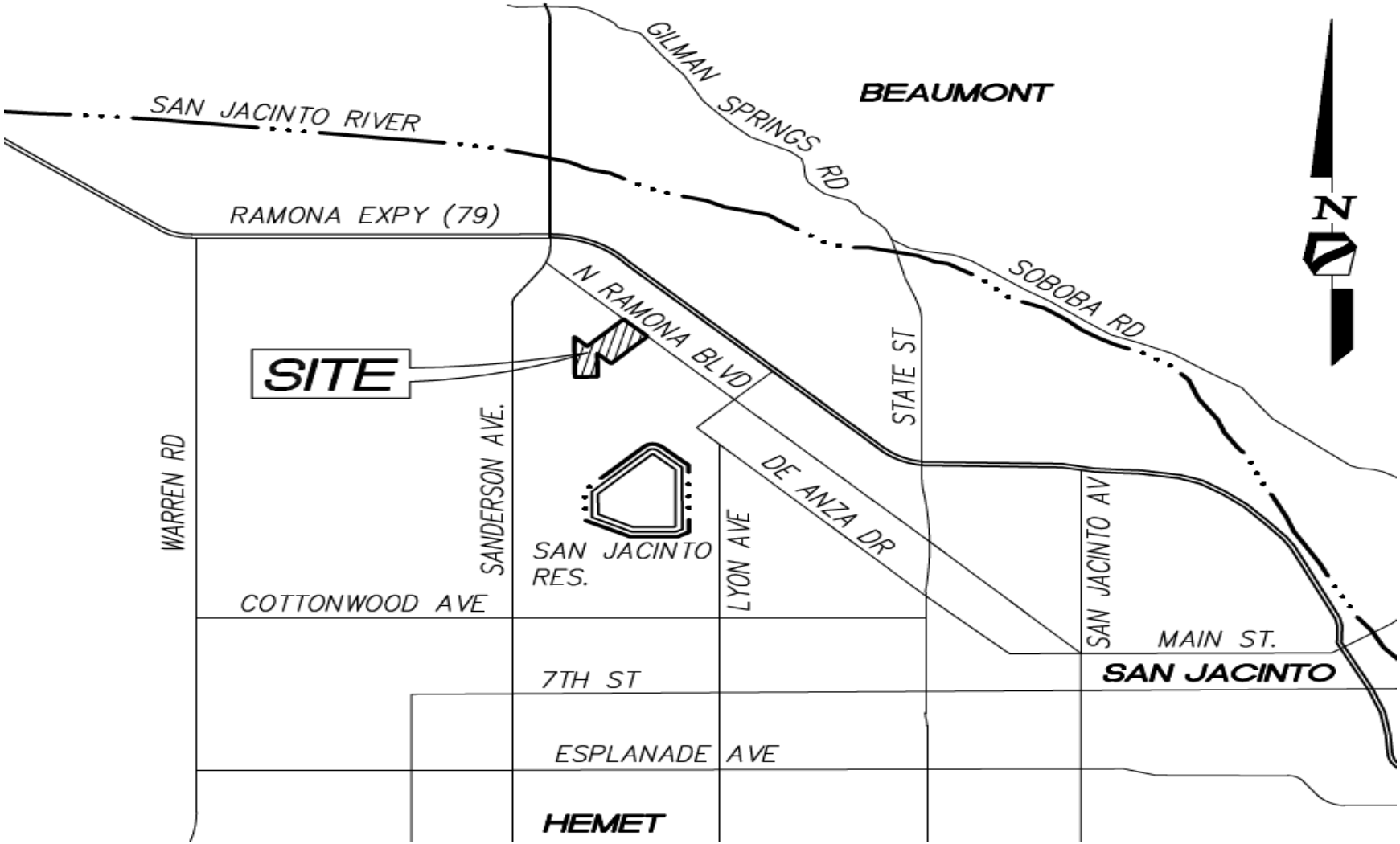
2.1 Project Location

The 37.87-acre project site is located near the intersection of North Ramona Boulevard and Ranch View Lane in the city of San Jacinto, CA. The site is identified by Assessor's Parcel Numbers (APNs) 436-040-006, 436-040-008, and 436-030-005. The vertical relief on-site ranges from 1,464ft ASL to 1,475ft ASL Figure 2-1 provides an overview of the project location and Figure 2-2 show the project vicinity.

Figure 2-1: Project site location.

The Project site boundary is outlined in red, and the city boundary is outlined in blue.

Figure 2-2: Project vicinity.



Source: Projects plans

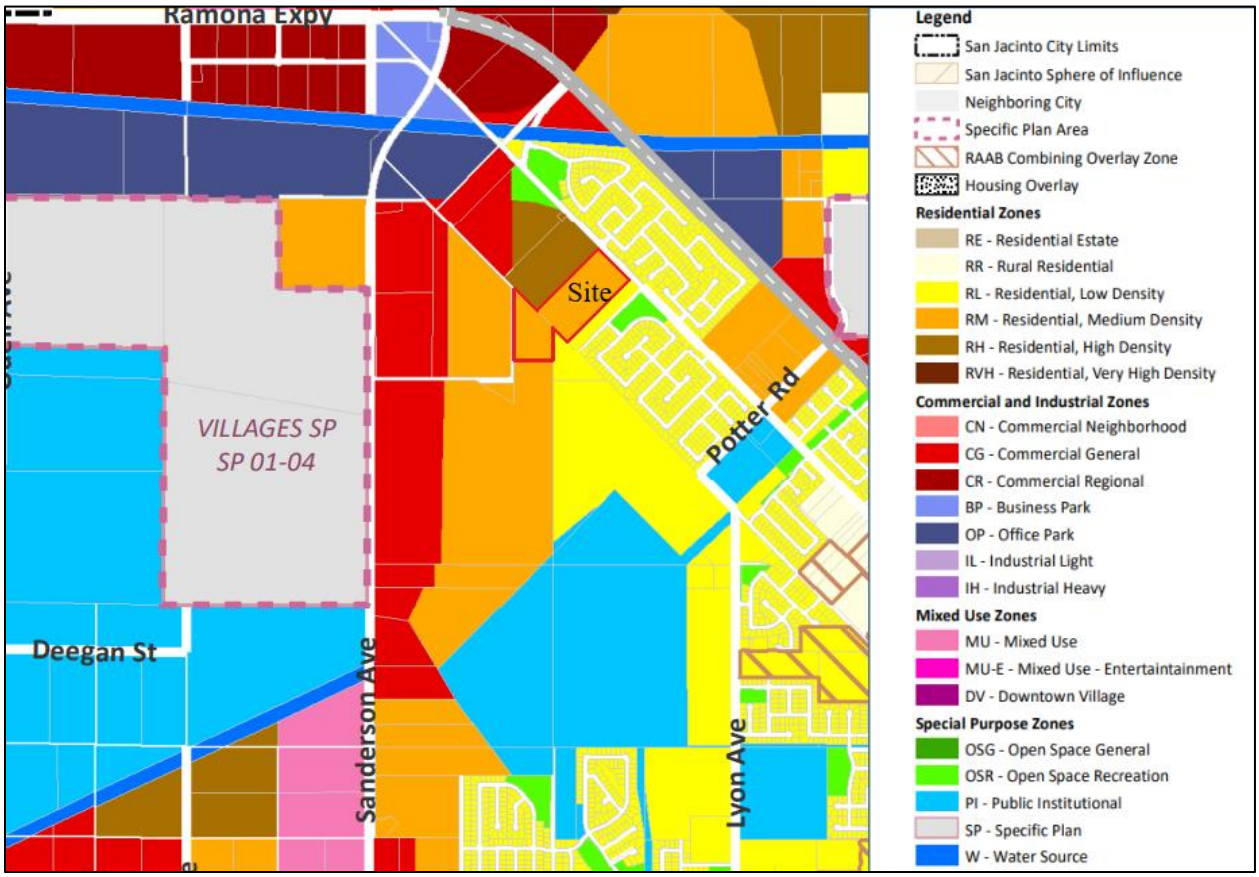
2.2 Existing Project Site

The Project site currently consists of three vacant parcels. At the time of investigation, the land was clear, but it seems it has been recently used for farming purposes. There was no structure, at the time of investigation it was vacant and undeveloped land. According to the topography, the land is mostly level and slopes gently downward towards the southwest.

2.3 Existing General Plan Land Uses and Zoning Designations

The General Plan designation for the Project site is Medium Density Residential (MDR) and Low Density Residential (LDR). The zoning is Residential Medium Density (RM) and Residential Low Density (RL). Therefore, this residential development is consistent with the General Plan and zoning requirements of the city.

Figure 2-3: Zoning Map



Source: City of San Jacinto Zoning Map:

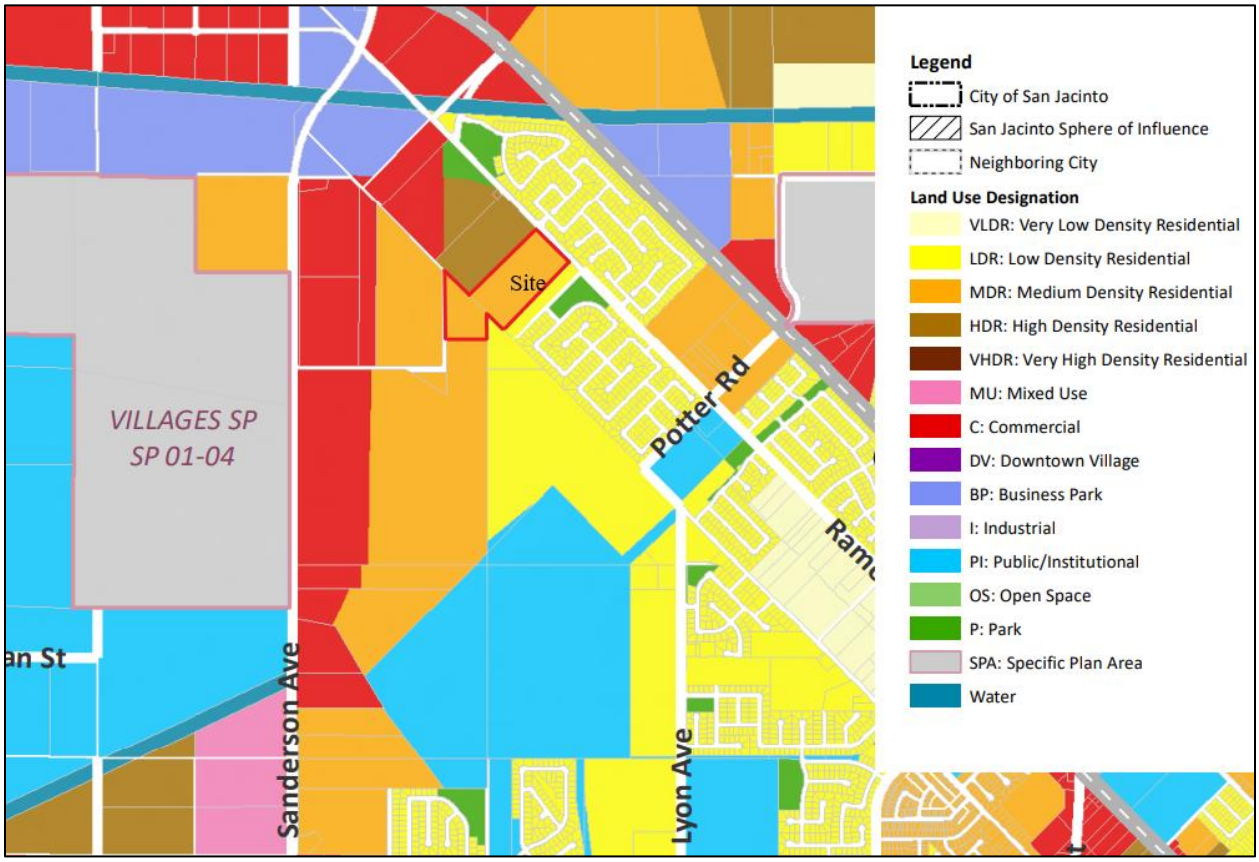
https://static1.squarespace.com/static/5a999021cc8fedea12873268/t/639a2e04aeddc76df9d10478/1671048709061/SJC_ZoningMap_11x17_ADOPTED_221115.pdf

2.4 Surrounding General Plan and Zoning Designations

The General Plan Land Use Policy Map designates the land immediately surrounding the Project site as High Density Residential (HDR) and Medium Density Residential (MDR) to the west, MDR to the south, and Low Density Residential (LDR) to the north and east. On the North side of the project area, Col Lewis Millet Park is Located. On the South of the project site, the land is undeveloped. On the East side of the project area Potter Ranch Park is located. On the west side of the project site, undeveloped land is located.

Overall the project area is located in a less dense area. Only parks are located on 2 of the project sides and the remaining two sides are undeveloped. So the project won't have any major effect on humans as well as other living organisms because of the small size of the project and the low density of the population residing around the project area. N-Ramona Blvd to the North East and N Sanderson Avenue is located to the west of the project site.

Figure 2-4: Plan Land Use



Source: City of San Jacinto General Plan Land Use Map:
https://cdnsm5hosted.civiclive.com/UserFiles/Servers/Server_10384345/File/City%20Government/Community%20Development/Planning/General%20Plan%202040/San%20Jacinto_Adopted%20GPU.pdf

3.0 PROJECT DESCRIPTION

3.1 Project Features

The proposed Project is a 37.87-acre development with 206 single-family homes with 1 type of house plan of 1 story and 17ft in height and other 6 types of plans of 2 stories with an average height of 25ft to be located near the intersection of North Ramona Boulevard and Ranch View Lane in the city of San Jacinto, CA (the City). The three vacant parcels will be developed with homes, roads, sidewalks and utilities.

Circulation

Site access is provided on Ramona Boulevard by the proposed residential street temporarily named "A Street", which will be the main entrance to the project site. An exclusive eastbound right-turn pocket and an exclusive westbound left-turn pocket will be provided on Ramona Boulevard. This access will be controlled by a STOP sign posted on "A Street" along with corresponding pavement markings.

A secondary access point for the development will be provided by either Sanderson Avenue at the proposed De Anza Drive, which provides one lane in each direction with a pavement width of 26 feet or via the extension of Ranch View Lane to Street J in a manner consistent with the City of San Jacinto General Plan (Circulation Element). The intersection of De Anza Drive and Sanderson Avenue will be controlled by traffic signals. Upon project completion, De Anza Drive will serve as a Collector for the subject community solely until future developments progress in the surrounding area.

Water and Wastewater requirements

The proposed Project will tie into an existing Eastern Municipal Water District (EMWD). The EMWD's "Will Serve" letter states the EMWD is willing to provide water service to the Project subject to its design requirements, permitting process, and fees.

Drainage / Hydrology / Water Quality

The proposed project will improve drainage by collecting in two separates on site storm drains systems and conveyed to two detention basins, Basin A and Basin B.

According to City of San Jacinto Ordinance Number 13.44, which establishes Urban Stormwater Runoff Management and discharge controls to improve Water Quality and comply with Federal/State Regulations and any subsequent amendments, revisions or ordinances pertaining there to. The proposed site design BMPs selected for this project have been approved in concept.

-Biofiltration basins,

-Self-treating landscape

The above will contribute to the discharge of surface runoff without any substantial change in the rate or amount. Hydrology and Water Quality of this Initial Study for a more detailed discussion.

Landscaping

Landscape designs that are in accordance with the Country's or City's water conservation resolutions will be put into practice and may involve the installation of water sensors, the use of programmable irrigation schedules (for short cycles), etc.

Figure 2-5 Tentative Tract Map 38066

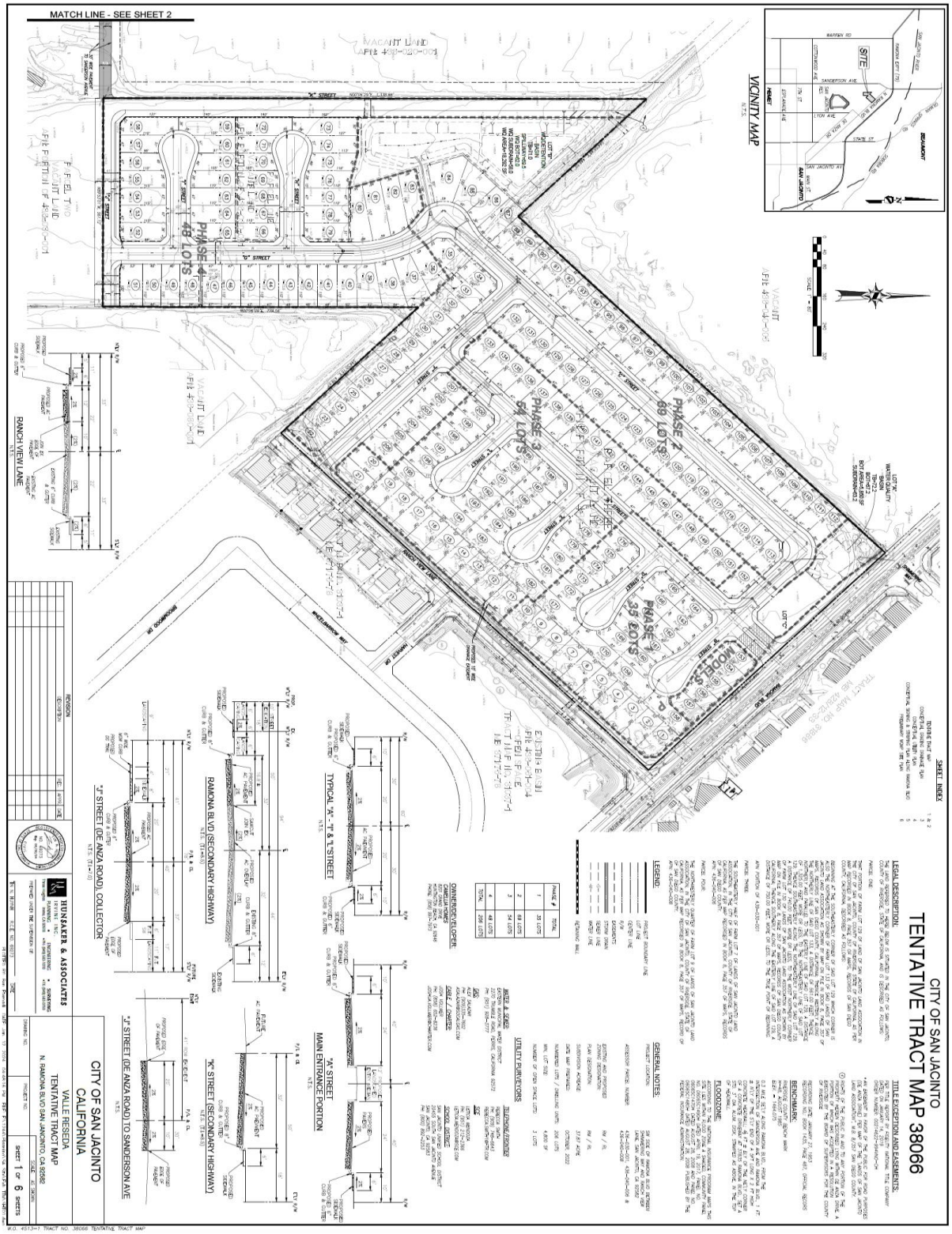


Figure 2-6: Grading Drainage Plan

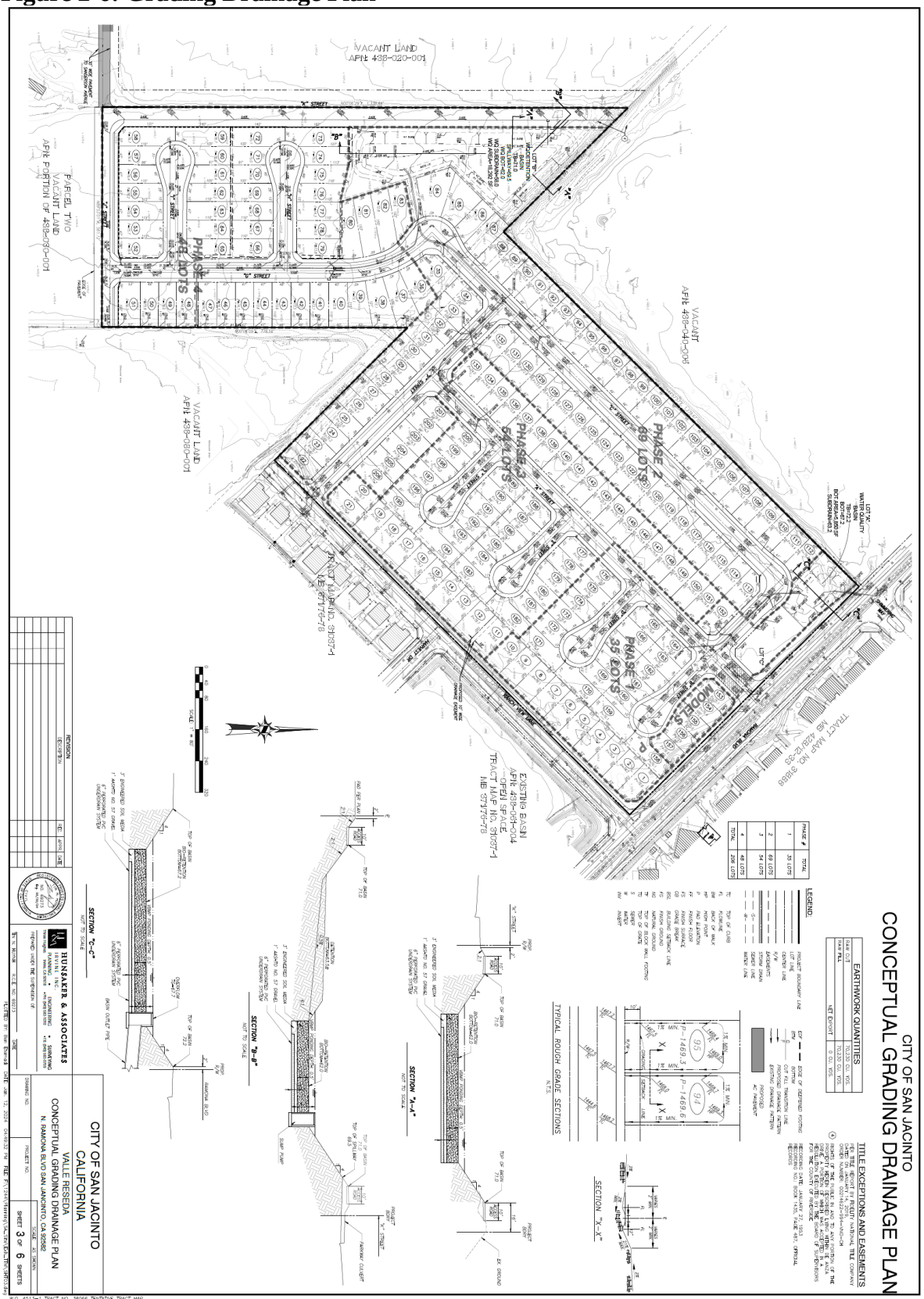
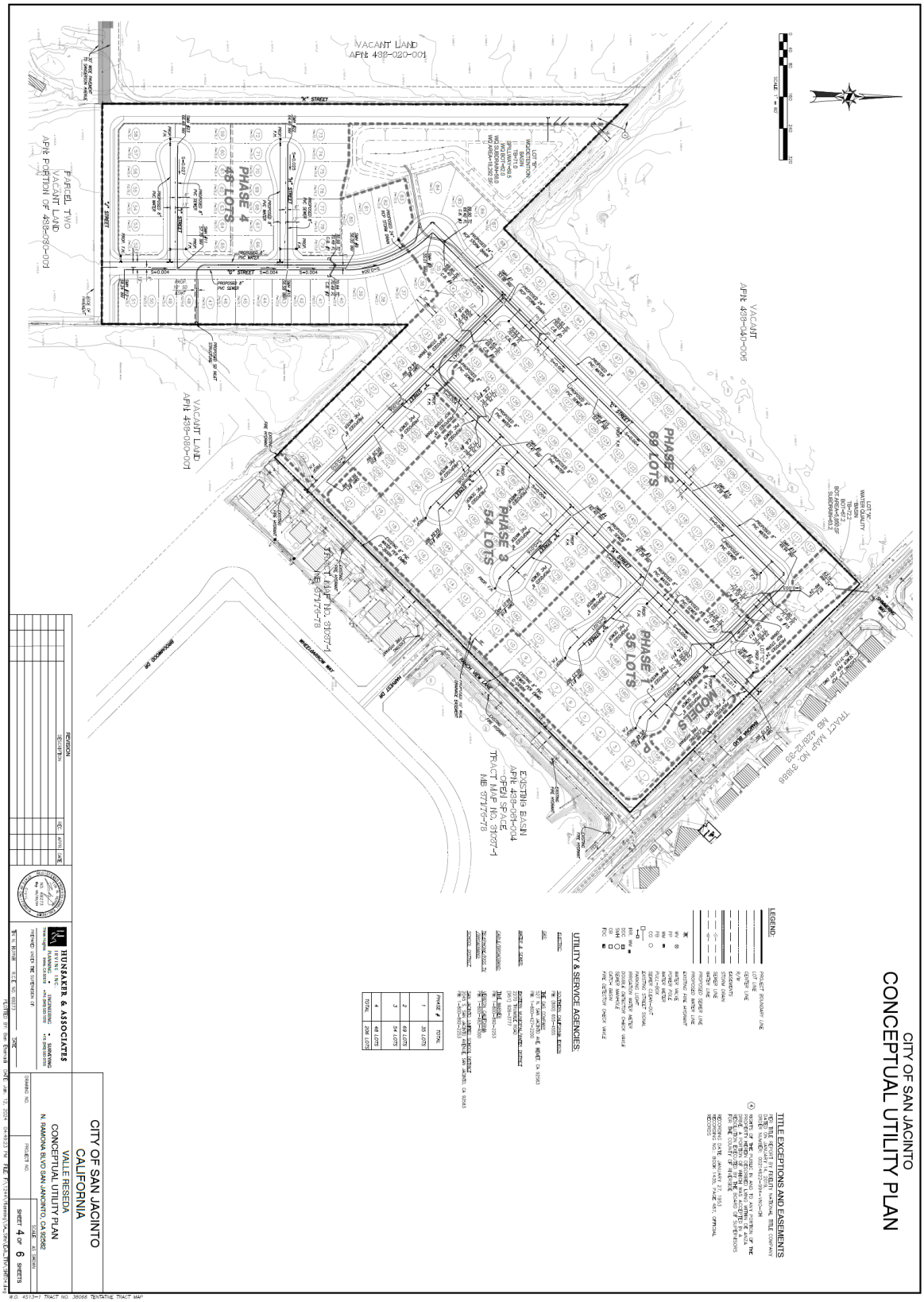


Figure 2-7: Utility Plan



Signage

The site will be temporarily marked with direction-oriented signage for workers during the construction phase of the project. The project may also have a permanent entrance sign to identify community name.

3.2 Construction

The Project is expected to require up to approximately 44 months of planned work activities (i.e., from mobilization to substantial completion), as detailed in Table 3-1, comprising of five construction phases.

All proposed construction activities for the project will take place in daylight during regular business hours (i.e., weekdays from 7:00 a.m. to 6:00 p.m.).

Table 3-1: Anticipated 5-Day Construction Schedule

Construction Phase	Working Days
Site Preparation	30
Grading	75
Building Construction	740
Paving	55
Architectural Coating	55

3.3 Discretionary Approvals and Permits

Upon review of the Pre-Application for the Silver Beach Grand San Jacinto Project, as originally proposed by another developer prior to acquisition by Rennsport, the City of San Jacinto Development Review Committee requested the following required applications:

- Tentative Tract Map: Shall be prepared in accordance with Section 16.12.040 of the Municipal Code.
- City of San Jacinto Environmental Review Application.
- Site Plan and Design Review (SPDR): An SPDR application is required for all new residential development to provide a process for the appropriate review of development projects. The SPDR can be completed after approval of the Tentative Tract Map; however, a conceptual housing plan would be recommended.
- A Preliminary Water Quality Management Plan (WQMP): A WQMP is required for all new development or modifications to existing development projects.
- Conceptual Landscape Package: A conceptual landscape package in compliance with Site Planning and Development Standards, Article 3, 17.325.060[1] — Landscape and Irrigation Submittal Package Requirements shall be submitted before the issuance of a required building permit, grading permit, or another construction-related permit.
- Conceptual Architectural Plan.

3.4 Off-site impacts

Traffic and transportation: The increased population density resulting from housing development leads to additional traffic congestion in the surrounding area. This requires infrastructure improvements, such as road expansions or the creation of new transportation routes, to accommodate the increased demand. Although the project is not big enough, still it will have offsite impact up to some extent.

Infrastructure strain: The construction of a housing development places additional strain on existing infrastructure, including water supply, sewage systems, and power distribution networks.

Demand for public services: A housing development will increase the demand for public services, such as healthcare, education, and public safety. Local schools and hospital facilities will experience increased pressure to accommodate the growing population.

Economic effects: The construction and operation of a housing development has economic impacts on the surrounding area. It generates job opportunities during the construction phase and potentially stimulates local businesses. However, it also led to increased competition for resources and services.

4.0 ENVIRONMENTAL CHECKLIST

The CEQA environmental checklist provides a standard evaluation tool to identify a project's adverse environmental impacts. This checklist identifies and evaluates potential adverse environmental impacts that may be created by the proposed Project. No topical areas on the checklist were found to have mitigated impacts exceeding applicable thresholds of significance.

4.1 Environmental Factors Potentially Affected

The following environmental resource areas have been assessed to determine if the affection could be "Potentially Significant" "Less than Significant with Mitigation Measures Incorporated" or "Less than Significant" by the proposed Project.

As indicated by the checklists on the following pages, environmental topics marked with a "✓" require mitigation to avoid significant impacts. An explanation relative to the determination of impacts can be found following the checklist questions for each resource area.

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

4.2 Determination

On the basis of this initial evaluation:

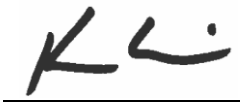
☐ I find the Proposed Project COULD NOT have a significant effect on the environment, and that a NEGATIVE DECLARATION has been prepared.

☒ I find that although the Proposed Project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect(s) on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ I find that the Proposed Project MAY have a "potentially significant 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: 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards; and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature:  **Date:** 3/18/2024

Kevin White
Planning Manager
City of San Jacinto

4.3 Environmental Checklist and Discussion

This section provides a discussion of the potential environmental impacts of the proposed Project. The evaluation of environmental impacts follows the questions provided in the Appendix G Checklist.

For each question listed in the Appendix G checklist, a determination of the level of significance of the impact is provided. Impacts are assigned to one of the following categories:

- A designation of no impact (NI) is given when no adverse changes in the environment are expected;
- A less than significant impact (LTS) would cause no substantial adverse change in the environment;
- A less than significant impact with mitigation incorporated (LTSM) would have a substantial adverse impact on the environment but could be reduced to a less than significant level with incorporation of appropriate mitigation measure(s); and
- A potentially significant impact (PS) would cause a substantial adverse effect on the environment and no feasible mitigation measures are available to reduce the impact to a less than significant level.

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency relied upon for the scoping analysis. A No Impact answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project (e.g., the project falls outside a fault rupture zone). A No Impact answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once it is determined that a particular physical impact may occur, then the checklist answers must indicate if the impact is potentially significant, less than significant with mitigation, or less than significant.

Explanation of each issue identifies:

- The significance criteria or threshold, if any, used to evaluate each question; and
- The mitigation measure identified, if any, to reduce the impact to less than significant.

4.3.1 Aesthetics

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics. Except as provided in Public Resources Code Section 21099, would the project:				
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 surrounddings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☑	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐

Environmental Determination:

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

Impact: Less than Significant Impact

A scenic vista refers to views of focal points or panoramic views (wide-angle view, all-encompassing vista that captures a broad expanse of a landscape or scene.) of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. Diminishment of a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The Project site has a flat topography and does not include any scenic vistas or other significant natural features in the immediate vicinity.

The Lakeview Mountains are located approximately 2.5 miles west of the site and the San Jacinto Mountains are located approximately 2 miles north and northeast of the site. The Project site is located in a developing area bounded by existing residential developments to the north and east. These existing residential developments consist of one- and two-story single-family residences that partially obstruct views of the San Jacinto Mountains to the north and east when travelling northwest on North Ramona Boulevard. The surrounding mountains of the project sites are at different elevation ranging from 600 to 700 m height and the project site is at 452 m elevation based on the physical locations and height, the project site has a less than significant impact on the views of mountain ranges.

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

Impact: No Impact

There are no officially designated State scenic highways in the City. Therefore, there are no State scenic highways in the vicinity of the proposed Project. The California Department of Transportation (Caltrans) list of eligible and officially designated State Scenic Highways identifies that the closest eligible State Scenic Highway is State Route 74, which is located approximately 4.3 miles south of the Project site and is not visible from the Project site (Caltrans 2022). Therefore, no impacts related to scenic resources within a State scenic highway would occur.

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?

Impact: Less than Significant Impact

The proposed Project is located in a rapidly developing area adjacent to existing residential development. The General Plan designation for the project site is MDR and LDR. The zoning is RM and RL. Therefore, this residential development is consistent with the City's General Plan and Zoning requirements. The proposed development would be consistent with adjacent land use developments and would have a less than significant impact on the exiting visual character of the site.

According to the City's Zoning Map, the project is located in a residential area. However, it is important to note that the adjacent properties are used for storage and agricultural purposes, creating a landscape that is not typical of an urban area. In this regard, the project has minimal impact on the scenic views, considering both the project's characteristics and the non-urban nature of the surroundings. This combination is expected to preserve the existing views without significant alterations, thereby maintaining the overall quality and appreciation of the landscape.

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

Impact: Less than Significant Impact

The Project site is undeveloped and therefore does not have any existing sources of light or glare during the day or night. The adjacent residential development is the main source of light and glare in the area.

The proposed Project would include the provision of nighttime lighting for security purposes around all of the residences, which would contribute additional sources to the overall ambient night time lighting conditions. However, all outdoor lighting would be hooded, appropriately angled away from adjacent land uses, and in compliance with the City of San Jacinto Development Code Section 17.300.080, which provides specifications for shielding lighting away from adjacent uses and intensity of lighting (City 2012). Compliance with the City's lighting regulations would be verified by the City's Building and Safety Department during the permitting process, and the increase in light that would be generated by the proposed Project would not adversely affect day or night views in the area. Overall, lighting impacts would be less than significant.

Reflective light, or glare, can be caused by sunlight or artificial light reflecting off finished surfaces. Generally, darker or mirrored glass has a higher visible light reflectance than clear glass. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The proposed Project does not have substantial reflective surfaces or glass-sided buildings. Residences would contain windows separated by architectural elements, which would limit the potential for glare. In addition, on-site lighting would be angled down and shielded, which would avoid the potential to generate glare. Therefore, the proposed Project would not generate substantial sources of glare, and impacts would be less than significant.

Mitigation Measures:

None required.

4.3.2 Agriculture and Forestry Resources

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

Environmental Determination:

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?

Impact: Less than Significant Impact

The Farmland Mapping and Monitoring Program identified the Project site as Farmland of Statewide Importance in 2018 (California Department of Conservation 2016). Thus, the proposed Project would convert Farmland of Statewide Importance to non-agricultural use. However, according to the City of San Jacinto 2013-2021 Housing Element, Appendix B – Residential Land Inventory, APNs 436-030-001 and 436-040-006 are designated Medium Density Residential (MDR) under the General Plan and zoned Residential Multiple (RM). APN 436-040-008 is designated Low Density Residential (LDR) under the General Plan and zoned Residential Low Density (RL) (City 2018). The development of the proposed Project is in alignment with the City's General Plan and zoning; therefore, the impacts would be less than significant.

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

Impact: No Impact

- The proposed Project would not conflict with agricultural zoning or a Williamson Act contract. The Project site is currently zoned RM and RL. According to the City's General Plan Land Use Policy Map; The RM district is consistent with and implements the medium density residential (MDR) land use designation of the general plan. The Medium Density Residential land use designation allows for a range of housing types including single-family attached and detached units, condominiums, townhouses, and mobile home parks, as well as multiple-family dwellings such as apartments, and senior housing at a density of between 5 and 14 dwelling units per gross acre. The RL district is consistent with and implements the Low Density Residential (LDR) , its land use designation provides for the development of low density detached single-family dwellings at a density between 2 and 7 dwelling units per gross acre.

  As shown in the City's General Plan Land Use Policy Map, there are no agricultural zoned areas located within or in the vicinity of the Project site, and no parcels in the Project vicinity have Williamson Act contracts. Therefore, implementation of the proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Impact: No Impact

The project site is currently zoned RM and RL. The proposed Project is not located within forest land, timberland, or timberland zoned Timberland Production. As a result, the proposed Project would not conflict with, or cause any alteration to, existing zoning for forest land, timberland, or timberland zoned Timberland Production. The Project won't

have any impact on forest land due to the lack of any forest land, timberland or timberland zone located near or within the project site. This is apparent in "California's Forest Resources: Forest Inventory and Analysis, 2001-2010," where the site and the surrounding area are not forested or a forest plot (U.S. DOA 2016).

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

Impact: No Impact

The proposed Project is not within forest land, will not result in the loss of forest land, and will not convert forest land to non-forest use. "California's Forest Resources: Forest Inventory and Analysis, 2001-2010" shows that the site and surrounding area are not forested or a forest plot (U.S. DOA 2016

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?

Impact: Less than Significant Impact

Although the Project site is designated Farmland of Statewide Importance on the California Department of Conservation Farmland Mapping and Monitoring Program, the Project site is no longer used for agricultural purposes (California Department of Conservation 2016). As stated in Part a) of this Section, the Project site is zoned for residential uses and is consistent with the General Plan.

The analysis conducted in the General Plan Environmental Impact Report (GP EIR), it can be concluded that the proposed conversion, which is not intended for agricultural activities and is designated for residential use, is not expected to have significant impacts on agricultural land availability or food production. The GP EIR has already assessed these potential impacts and determined that they are minimal or non-existent.

Furthermore, the GP EIR would have also examined the absence of forests in the area and concluded that the conversion would not alter or affect forest ecosystems, associated biodiversity, or the environmental services they provide.

Therefore, considering the findings of the GP EIR, it can be reasonably concluded that the proposed conversion will have no or negligible impacts on agriculture and forests.

Mitigation Measures:

None required.

4.3.3 Air Quality

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
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?	☐	☐	☑	☐

Summary:

Estimated construction and operational impacts related to air quality are evaluated against quantitative criteria established by the South Coast Air Quality Management District (SCAQMD). These criteria are relied upon to make significance determinations based on mass emissions of criteria pollutants. As shown in Tables 4-1, 4-2, 4-3, and 4-4 below, the proposed Project would result in a less than significant impact related to regional emissions, which would not be cumulatively considerable. Further, the proposed Project would not conflict with SCAQMD planning goals, cause substantial air pollutant concentrations, or be a source of objectionable odors. Appendix A contains the October 13, 2021, Yorke technical report with details of the interrelated air quality Study.

Environmental Determination:

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

Impact: Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB), comprising all of Orange County and the non-desert regions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Quality Management District (SCAQMD) is the agency

primarily responsible for comprehensive air pollution control in the SCAB and reducing emissions from area and point stationary, mobile, and indirect sources. The SCAQMD prepared the 2016 Air Quality Management Plan (AQMP) to meet federal and State ambient air quality standards. The 2016 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development, and the environment. With regard to future growth, SCAG has prepared the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2016-2040 RTP/SCS are based in part on projections originating under County and City General Plans. These growth projections were utilized in the preparation of the air quality forecasts and consistency analysis included in the 2016 AQMP. The 2020-2045 RTP/SCS was approved in September 2020. Consistency with the 2020-2045 RTP/SCS is therefore analyzed in the Land Use, Greenhouse Gas, and Energy sections of this IS. However, the 2016 AQMP relies on the 2016-2040 RTP/SCS and is therefore addressed for consistency with the 2016 AQMP.

The 2016 AQMP was adopted by the SCAQMD as a program to lead the SCAB into compliance with several criteria pollutant standards and other federal requirements. It relies on emissions forecasts based on demographic and economic growth projections provided by SCAG's 2016-2040 RTP/SCS. SCAG is charged by California law to prepare and approve "the portions of each AQMP relating to demographic projections and integrated regional land use, housing, employment, and transportation programs, measures and strategies." Projects whose growth is included in the projections used in the formulation of the AQMP are considered to be consistent with the plan and not to interfere with its attainment. The SCAQMD recommends that, when determining whether a project is consistent with the current AQMP, a lead agency must assess whether the project would directly obstruct implementation of the plan and whether it is consistent with the demographic and economic assumptions (typically land use-related, such as resultant employment or residential units) upon which the plan is based (SCAQMD 2017).

A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The Project involves the construction of 206 single-family residences on vacant, undeveloped land. The Project site has a General Plan land use designation of MDR which allows from 8 to 20 units per acre and LDR allows 1 to 5 units per acre and the proposed density for the project is 5.4 units per acre, which is consistent with the density proposed by the Project. As such, the development density of this proposed Project would be consistent with the AQMP and would not conflict with or obstruct the implementation of applicable AQMPs. Further details are discussed in Section 4.3.14 Population and Housing. Thus, the Project would not conflict with or obstruct implementation of the 2016 AQMP.

Furthermore, according to the Air Quality Study prepared by Yorke Engineering, LLC (Yorke) dated October 13, 2021, provided in Appendix A, the Project does not exceed the SCAQMD's established thresholds of potential significance for air quality impacts. Thus, the proposed Project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. Therefore, impacts would be less than significant, and no mitigation is required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Impact: Less Than Significant Impact

In order to evaluate impacts, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations based on mass emissions of criteria pollutants.

A significant impact would occur if the proposed Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Project construction and operation emissions are estimated using the California Emissions Estimator Model® (CalEEMod), the statewide land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from land use projects. According to the CalEEMod model results, as summarized in the Air Quality Study conducted by Yorke dated October 13, 2021, provided in Appendix A, overall construction (maximum daily emissions) for the proposed Project would not exceed the SCAQMD thresholds for the criteria pollutants reactive organic gas (ROG), oxides of nitrogen (NO_x), carbon monoxide (CO), oxides of sulfur (SO_x), and respirable and fine particulate matter ($_{PM10}$ and $_{PM2.5}$, respectively).

The Project is estimated to generate less than the SCAQMD threshold of 75 pounds per day ROG, 100 pounds per day NO_x, 550 pounds per day CO, 150 pounds per day SO_x, 150 pounds per day PM_{10}, and 55 pounds per day $PM_{2.5}$ during the construction phase. Additionally, the Project is estimated to generate less than the SCAQMD threshold of 55 pounds per day ROG, 55 pounds per day NO_x, 550 pounds per day CO, 150 pounds per day SO_x, 150 pounds per day PM_{10}, and 55 pounds per day $PM_{2.5}$ during the operational phase. The primary sources of operations phase emissions would be on-road vehicles traveling to and from the site buildings and operational activities such as landscape equipment, energy use, and water use. The Project operational emissions output is also below the significant thresholds for the above-referenced criteria pollutants with regard to overall operational emissions.

The Project site is 37.87 acres in source-receptor area (SRA) Zone 28 – Hemet/San Jacinto Valley. The 5-acre screening lookup tables were used to evaluate NO_x, CO, PM_{10}, and $PM_{2.5}$ impacts on nearby receptors. The nearest receptor is approximately 50 meters (165 feet) away from the site boundary. Therefore, the impact evaluation was performed using the closest distance within SCAQMD Localized Significance Threshold (LST) tables of 50 meters for construction (SCAQMD 2008a).

The LST results provided in the Air Quality and Greenhouse Gas Study conducted by Yorke dated October 13, 2021, show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors (50 meters).

Table 4-1 shows unmitigated construction emissions and evaluates emissions against SCAQMD significance thresholds.

Table 4-1: Construction Emissions Summary and Significance Evaluation

Criteria Pollutants	(lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	41.3	75	LTS
NO_x	38.9	100	LTS
CO	31.5	550	LTS
SO_x	0.1	150	LTS
Total PM_{10}	21.2	150	LTS
Total $PM_{2.5}$	11.6	55	LTS

Sources: SCAQMD 2019, CalEEMod version 2020.4.0.

Notes:

lbs/day are winter or summer maxima for planned land use

Total PM_{10}/$PM_{2.5}$ comprises fugitive dust plus engine exhaust

LTS – Less Than Significant

Table 4-2 shows unmitigated operational emissions and evaluates emissions against SCAQMD significance thresholds.

Table 4-2: Operational Emissions Summary and Significance Evaluation

Criteria Pollutants	(lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	13.0	55	LTS
NO_x	8.2	55	LTS
CO	65.0	550	LTS
SO_x	0.1	150	LTS
Total PM_{10}	12.9	150	LTS
Total $PM_{2.5}$	3.7	55	LTS

Sources: SCAQMD 2019, CalEEMod version 2020.4.0.

Notes:

lbs/day are winter or summer maxima for planned land use

Total PM_{10}/$PM_{2.5}$ comprises fugitive dust plus engine exhaust

LTS – Less Than Significant

The LST results provided in Tables 4-3 and 4-4 show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors (50 meters).

Table 4-3: Construction Localized Significance Threshold Evaluation

Criteria Pollutants	(lbs/day)	Threshold (lbs/day)	Percent of Threshold	Result
NO_x	38.9	416	9%	Pass
CO	31.5	2,714	1%	Pass
PM10	9.3	40	23%	Pass
PM2.5	5.4	10	54%	Pass

Sources: SCAQMD 2008a, CalEEMod version 2020.4.0.

Notes:

Source-receptor area Zone 28 – Hemet/San Jacinto Valley

5-acre area, 50 meters to receptor

Table 4-4: Operations Localized Significance Threshold Evaluation

Criteria Pollutants	(lbs/day)	Threshold (lbs/day)	Percent of Threshold	Result
NO_x	8.1	416	2%	Pass
CO	64.0	2,714	2%	Pass
PM10	1.5	10	15%	Pass
PM2.5	0.5	3	18%	Pass

Sources: SCAQMD 2008a, CalEEMod version 2020.4.0.

Notes:

Mobile source PM_{10} and $PM_{2.5}$ emissions encompass 1-mile radius of Project site

Source-receptor area Zone 28 – Hemet/San Jacinto Valley

5-acre area, 50 meters to receptor

As shown in Tables 4-1, 4-2, 4-3, and 4-4, the proposed Project would result in a less than significant impact related to regional emissions, and no mitigation is required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Impact: Less Than Significant Impact

A significant impact would occur if the proposed Project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The Project site is surrounded by residential uses, the nearest school is Clayton an elementary school that is 2 miles away, motherly care daycare is 0.5 miles away, the potter ranch park playground is next to the project site, the other sensitive receptors like hospitals retirement homes, residences, etc. are more than 3 miles away of the project site.

The Project is subject to grading and construction standards to mitigate air pollution and dust impacts. Additionally, the Project is not expected to substantially contribute to pollutant concentrations or expose surrounding residences and other sensitive receptors during operation (post-construction). The Project is required to meet SCAQMD Rule 403 requirements, as well as the City's requirements for demolition, grading, and construction

related to air pollution. Therefore, construction and operation of the Project would result in a less than significant impact for both localized and regional air pollution emissions, and no mitigation is required.

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

Impact: Less Than Significant Impact

Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project site. The proposed Project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed Project would not cause a long-term odor nuisance. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed single-family residential development would not result in activities that create objectionable odors. Therefore, the proposed Project would result in a less than significant impact related to objectionable odors, and no mitigation is required.

Mitigation Measures:

None required.

4.3.4 Biological Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☑	☐	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑

Summary:

Biological resources information presented in this section is based on a project-specific General Biological & Biological Burrowing Owl Survey (Biological Survey) prepared by VHBC, Incorporated, included as Appendix B of this document. Also, General Biological Assessment and Western Riverside County MSHCP consistency analysis, prepared in 2023. The Biological Survey fulfills the survey protocol defined by the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to provide a biological survey with focus on the burrowing owl.

Focused protocol surveys following the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area were conducted from May 12 to June 29, 2022. The surveys determined BUOW is absent from the project site and 500-foot buffer. Foraging habitat is present, as evidenced by the presence of small rodent burrows.

The site is comprised of land used exclusively for recent active agricultural production as evidenced by the existing grading furrows. Impacts to the burrowing owl are expected to be limited to a loss of 37.84 acres of potential burrowing owl foraging habitat, but not direct "take" of the species.

Environmental Determination:

a) Has 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?

Impact: Less Than Significant with Mitigation Incorporated

The Project site is located within the Western Riverside County MSHCP burrowing owl survey area[1]. The burrowing owl is a California Department of Fish and Wildlife (CDFW) species of special concern. The preferred habitat for the burrowing owl includes grasslands, shrub land, and savannas (The Cornell Lab, 2023). [2] Burrowing owls also occur in other open areas such as agricultural lands, old fields, extensive forest clearings, airports, gold courses, and spacious residential zones. No burrowing owls or burrowing owl burrows were observed on the 37.84-acre site during the burrowing owl surveys performed as part of the Biological Survey. The MSHCP requires a 30-day preconstruction survey prior to commencement of activities to ensure there are no burrowing owls or burrowing owl burrows present on-site. This requirement is included as Mitigation Measure BIO-1.

No special-status plant or wildlife species were observed within the biological survey area. Therefore, impacts to special-status species from Project disturbances in the temporary and permanent impact areas would be less than significant with mitigation.

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?

Impact: No Impact

According to the U.S. Fish and Wildlife Service, "riparian areas are plant communities contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes, or drainage ways)" (U.S. FWS 2019).

The project site contains bare agriculture with planting furrows present in 95% of the site and a few non-native annual weeds on the perimeter. One reticular cotton wood is present. The project site does not contain, nor is it adjacent to, any channels, streambeds, lakes, ponds, or other riverine resources. In addition, there are no potential vernal pools or other ponding areas.

The Biological Survey states that "no riparian habitat is present on-site." Furthermore, the proposed Project is not located adjacent to any water bodies and would have no impact on any riparian habitat. According to the Biological Survey, the Project site is a recently active agricultural field that has seen repeated historical discing and furrowing. Furthermore, the Biological Survey did not find sensitive alkaline flora or intact habitat for rare plants present at the Project site.

Source: [1,] https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=1872.
[2,]Cornell University Website: https://www.allaboutbirds.org/guide/Burrowing_Owl/lifehistory

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?

Impact: No Impact

Under Section 404 of the federal Clean Water Act, wetlands are defined as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas" (U.S. EPA 2022). No wetlands or streams were detected within or immediately adjacent to the impact area; therefore, no impacts to wetland or streams would occur. Furthermore, the National Wetlands Inventory identifies predominantly freshwater emergent wetlands and freshwater ponds surrounding the Project site (USGS 2022). Collectively, these mapped wetlands are more than 100 feet from the impact area, adhering to the minimum buffer strip requirement per the Coastal Zoning Ordinance. Therefore, the proposed Project would have no impact on any State or federally protected wetlands.

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?

Impact: Less than Significant Impact

Wildlife corridors are passages through which wildlife species travel to complete their life cycles. The project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The site consists of flat ruderal or disturbed land adjacent to residential development and busy roads. No wildlife movement corridors were found to be present on the project site. (Hernandez Environmental Services, 2023)[1]

However, the Biological Survey (Hernandez Environmental Services, 2023) identified several active rodent and ground squirrel burrows. The burrowing owl, which is a State of California species of concern, typically lives in colonies and uses burrows excavated by other animal species for cover. In California, burrowing owls primarily use ground squirrel burrows for breeding, nesting, and brooding. No burrowing owls or burrowing owl burrows were observed on the Project site during the protocol burrowing owl surveys.

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

Impact: Less than Significant Impact

According to the biological assessment, the development of the project site would not conflict with local policies or ordinances protecting biological resources. There are no tree preservation ordinances and therefore the removal of the trees will not conflict with an ordinance.

The Biological Survey defined Shrubs and trees on the project site contain potential nesting opportunities in ornamental trees during the nesting bird season of February 1 through September 15.

Implementation of the measures identified in the General Biological Assessment and Western Riverside County MSHCP, will ensure that potential impacts to nesting birds are less than significant, also, determined that the site does provide suitable burrows/nesting opportunities for burrowing owl.

Source: [1.] General biological assessment and western riverside county MSHCP consistency analysis For TTM 3806

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?

Impact: No Impact

The project area is located within the San Jacinto Valley Area Plan of the Western Riverside County MSHCP. The project site is not located within a MSHCP Criteria Cell or Cell Group which means that there are no designated areas in the plan that have particular characteristics or significance for the conservation of specific species or habitats. In addition, the site is not located within plan-defined areas requiring surveys for criteria area species, amphibian species, narrow endemic plants, or mammalian species. Therefore, the proposed Project would have no impact on an approved habitat conservation plan.

Mitigation Measures:

MM-BIO-1: A preconstruction burrowing owl survey within 30 days of the onset of grading is required because the site includes potential foraging habitat for the burrowing owl as existing ground squirrel burrows could be occupied between the time of the writing of this report and the start of grading.

4.3.5 Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☑	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☑	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☑	☐	☐

Summary:

Cultural resources information presented in this section is based on a Project-specific Phase I Cultural Resources Assessment (Phase I Assessment) prepared by Archaeological Associates (2023), and conducted by Robert S. White (Principal Investigator, County Approved Archaeologist #164).

Phase I Cultural Resources Assessment of 37.84 acres of vacant land identified as the Valle Reseda project site, Tract 38066 (APNs 436-030-001, 436-040-006 & -008). The study area is located immediately southwest of the intersection of North Ramona Boulevard and Ranch View Lane in the City of San Jacinto, Riverside County. Presently, it is desired to construct a residential subdivision on the property.

The purpose of this study was to identify all potentially significant cultural resources situated within the boundaries of the study area. This information is needed since adoption of the proposed development plan could result in adverse effects upon locations of archaeological or historical importance. All field notes, background research, and photographs are in the possession of Archaeological Associates. The assessment consisted of: (1) a partial records search conducted to determine whether any previously recorded historic or prehistoric material is present on the property, (2) literature and archival review, (3) Sacred Lands File Check/Native American Scoping, and (4) a field reconnaissance intended to identify any previously unrecorded cultural resources within the boundaries of the Project area.

Environmental Determination:

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

Impact: Less Than Significant with Mitigation Incorporated (presumptive finding)

An in-person records search of the study area was conducted by Robert S. White on August 24, 2023, at the Eastern Information Center (EIC), University of California. The search also included a review of all previously recorded prehistoric and historic resources situated within a one-mile radius of the project area. Additionally, the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the California Directory of Properties (DOP, aka the Historic Resources Inventory [HRI]) were reviewed for the purpose of identifying historic properties.

The results of the records search indicated that no prehistoric or historic sites or isolates have been previously recorded within the boundaries of the study area. There are no "Historical resources" determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 14 CCR, Section 4850 et seq.).

Because the proposed Project is not expected to cause a substantial adverse change in the significance of a historical resource, the authors are presumptively finding that the impact would be less than significant with mitigation measures MM-CUL-1, MM-CUL-2, MM-CUL-3, and MM-CUL-4 incorporated, as presented below.

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

Impact: Less Than Significant with Mitigation Incorporated

No structures meeting the criteria of a historical resource pursuant to Section 15064.5 are located within or immediately surrounding the proposed Project site. However, there still remains the possibility of encountering concentrations of cultural remains within areas of moderate, low, or no cultural materials, as well as inadvertently encountering isolated artifacts or human remains within previously disturbed soils. In the event that unanticipated archaeological resources are encountered during Project implementation, impacts to these resources could be potentially significant.

mitigation measures have been created to minimize impacts to cultural resources to less than significant. Implementation of MM-CUL-1 would establish a program of treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing phases and would provide for the proper identification, evaluation, treatment, and protection of any cultural resources throughout the duration of the proposed Project; MM-CUL-2 would ensure the preparation and implementation of a Worker Environmental Awareness Program (WEAP); MM-CUL-3 would ensure that a qualified archaeologist is retained to monitor all initial ground disturbing activities and to respond to any inadvertent discoveries during Project construction; and MM-CUL-4 would ensure the proper treatment and protection of any inadvertent discovery of cultural resources, including human remains and burial artifacts, and that all construction work occurring within 50 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology, can evaluate the

significance of the find. Thus, potentially significant impacts to archaeological resources would be reduced to less than significant levels with MM-CUL-1 through MM-CUL-3 incorporated.

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

Impact: Less Than Significant with Mitigation Incorporated

As stated in the Phase I Assessment, the partial records search and field survey failed to indicate the presence of any prehistoric or historic archaeological resources within the boundaries of the study area. Consequently, no additional work in conjunction with cultural resources is recommended, including monitoring of any future earth-disturbing activities.

In the event that human remains are encountered during the course of any future development, California state law (Health and Safety Code Section 7050.5 and PRC Section 5079.98) states that no further earth disturbance shall occur at the location of the find until the Riverside County Coroner has been notified. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). Furthermore, implementation of MM-CUL-1 through MM-CUL-3 would ensure potentially significant disturbances are reduced to less than significant levels.

Mitigation Measures:

MM-CUL-1: The construction manager will be conducting the Construction Monitoring Treatment Plan. Impacts to cultural resources shall be minimized through implementation of pre- and post-construction tasks. Tasks pertaining to cultural resources include the development of a Construction Monitoring Treatment Plan. The purpose of the Plan is to outline a program of treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing phases and to provide for the proper identification, evaluation, treatment, and protection of any cultural resources throughout the duration of the Project. This Plan shall define the process to be followed for the identification and management of cultural resources in the Project area during construction. Adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.

MM-CUL-2: Workers Environmental Awareness Program (WEAP) Training. All construction personnel and monitors who are not trained archaeologists should be briefed regarding unanticipated discoveries prior to the start of ground-disturbing activities. A basic presentation shall be prepared and presented by a qualified archaeologist and Native American representative to inform all personnel working on the Project about the archaeological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also be instructed on the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures, whose first step is to call the local police department, also include work curtailment or redirection and the immediate contact

of the archaeological monitor (or, if no monitor is present, a senior archaeologist) and Native American monitor. The necessity of training attendance shall be stated on all Project site plans intended for use by those conducting ground-disturbing activities.

MM-CUL-3: Archaeological Monitoring. A qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall monitor all initial (first movement of soils within each ground disturbance location at complete horizontal and vertical extents) ground disturbances within the proposed Project site. A qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for a Principal Investigator shall oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue spot monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits. The archaeological monitor shall be responsible for maintaining monitoring logs. Following the completion of construction, the qualified archaeologist shall provide an archaeological monitoring report to the District and the CCIC with the results of the cultural monitoring program.

Energy

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy. Would the project:				
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?	☐	☐	☑	☐

Energy information presented in this section is based on a project-specific Air Quality Technical Evaluation prepared by Yorke Engineering, LLC from October 13, 2021, included as Appendix A of this IS/MND.

Methodology:

Residential project energy consumption primarily comprises: 1) mobile source fuels (i.e., diesel, gasoline) used for construction; 2) area and mobile source fuels used for operation (e.g., residents and deliveries); and 3) building utilities (direct natural gas and electric power, and indirect electric power).

Project Construction Fuel Consumption

The fuel consumption from the mobile sources used for construction was calculated from the results of the CalEEMod modeling procedure. CalEEMod calculates mass emissions of GHGs, including carbon dioxide (CO_2), from offroad and onroad mobile sources associated with project construction. For construction, CalEEMod aggregates mobile source CO_2 emissions into four broad categories: offroad equipment, heavy trucks (hauling), medium trucks (vendors), and light trucks and automobiles (workers).

For each category, diesel and gasoline fuel consumption was calculated using the 2020 Climate Registry [Code of Federal Regulations (CFR) Title 40 Part 98 Subpart C] emission factors for those fuels. As shown in Table 4-5, based on CalEEMod, Project construction could consume approximately 312,000 gallons of liquid fuels.[1]

Table 4-5: Construction Mobile Source Energy Use – CalEEMod Basis

Mobile Sources	Types	Fuels	MT CO_2	CO_2 Emission Factor (kg/gal)	Fuel Consumption (gallons)
Off-Road	Tiers 1-4	Diesel	1,174	10.21	115,000
Hauling[1]	HHDT	Diesel	0	10.21	0
Vendor	MHDT, HHDT	Diesel	772	10.21	75,600
Worker	LDA, LDT1, LDT2[1]	Gasoline	1,066	8.78	121,400
Totals			**3,012**	**–**	**312,000**

Sources: CalEEMod version 2020.4.0, TCR 2020, 40 CFR Part 98 Subpart C.

Project Operation Fuel Consumption

Similar to construction, CalEEMod calculates mass emissions of CO_2 from area and mobile sources associated with Project operation. For operation, CalEEMod aggregates area and mobile source CO_2 emissions into three broad categories: utility equipment, heavy mobile sources (heavy trucks), and light mobile sources (medium and light trucks and automobiles).

For each category, diesel and gasoline fuel consumption was calculated using the 2020 Climate Registry (40 CFR Part 98 Subpart C) emission factors for those fuels. Consistent with CalEEMod, residential land use operational vehicle fleet mixes comprise approximately 95% gasoline and 5% diesel fuel usage.

As shown in Table 4-6, based on CalEEMod, Project operation could consume approximately 210,900 gallons of liquid fuels annually.

Table 4-6: Operational Area and Mobile Source Energy Use – CalEEMod Basis

Sources	Types	Fuels	MT CO_2 per year	CO_2 Emission Factor (kg/gal)	Fuel Consumption (gallons/year)
Area	Utility Equipment	Gasoline	2.9	8.78	300

[1] For this Project, no large-scale hauling is expected (i.e., no demolition or substantial earth import/export).

Sources	Types	Fuels	MT CO_2 per year	CO_2 Emission Factor (kg/gal)	Fuel Consumption (gallons/year)
Heavy Mobile	LHDT, MHDT, HHDT	Diesel	93	10.21	9,100
Light Mobile	LDA, LDT1, LDT2, MDV[1]	Gasoline	1,769	8.78	201,500
Totals			**1,865**	**–**	**210,900**

Sources: CalEEMod version 2020.4.0, TCR 2020, 40 CFR Part 98 Subpart C.

Project Operation Utilities Consumption

Based on CalEEMod for the defined land use, Table 4-7 shows estimated natural gas and electric power usage for the proposed Project. The amounts of natural gas and electricity used directly by residents are provided in the CalEEMod output. Natural gas usage is consistent with the SCAQMD-approved default higher heating value (HHV) of 1,050 British thermal units (Btu) per cubic foot.

The indirect electric power associated with water used by residents was calculated from the CalEEMod indoor and outdoor water consumption results and CalEEMod energy i [1]. All, Light-Duty Truck 1, Light-Duty Truck 2, Medium-Duty, Vehicle stewater treatment as applicable.

As shown in Table 4-7, Project operation would result in natural gas usage of approximately 4.76 million cubic feet (MMcf) per year and utilization of approximately 1,622 megawatt-hours (MWh) per year of electric power in aggregate.

Table 4-7: Operational Utility Energy Use – CalEEMod Basis

Component	Type	Quantity	Units
Home Utilities	Natural Gas	4.76	MMcf/year
Home Utilities	Electric Power	1,418	MWh/year
Water – Indoor Use	Electric Power	125	MWh/year
Water – Outdoor Use	Electric Power	79	MWh/year

Source: CalEEMod version 2020.4.0.

Environmental Determination:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy?

Impact: Less Than Significant Impact

The residential Project will be required by code (below) to minimize direct operational energy usage by means of thermal wall insulation, insulating double-pane windows, high-efficiency heating, ventilation, and air conditioning (HVAC) equipment, light-emitting diode (LED) lighting, motion-detector light switches, Energy Star® appliances, and other modern energy-saving features. In addition, low-flow plumbing fixtures conserve both

water and energy, as less electric power would be needed for water conveyance and treatment.

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

Impact: Less Than Significant Impact

The Project would not conflict with or obstruct any adopted energy conservation plans or state or local plans for renewable energy or energy efficiency. The California Building Energy Efficiency Standards (24 CCR Parts 6 and 11) are designed to reduce unnecessary energy consumption in newly constructed and existing buildings, such as residential and commercial structures. The Building Energy Efficiency Standards are applicable to the proposed Project, which is designed for human habitation (CEC 2019). The proposed Project would support plans for Level 2 electric vehicle charging stations to reduce fuel consumption and rooftop solar photovoltaic (PV) panels to provide on-site renewable energy generation. Both of these measures would also reduce GHG emissions overall. Thus, the proposed Project would not conflict with Title 24 or obstruct its implementation.

Mitigation Measures:

None required.

4.3.6 Geology and Soils

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils. Would the project:				
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?	☐	☐	☑	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☑	☐

Information Sources:

Some geologic and soils information presented in this section is based, in part, on a Project-specific General Biological & Biological Burrowing Owl Survey (Biological Survey) prepared by VHBC, Incorporated (2020) and a Phase I Cultural Resources Assessment (Phase I Assessment) prepared by Archaeological Associates (2021), included as Appendices B and C of this IS, respectively. Other information has been gathered primarily via desktop review.

Regulatory Setting:

Federal

Occupational Safety and Health Administration Regulations

Excavation and trenching are among the most hazardous construction operations. The Occupational Safety and Health Administration (OSHA) Excavation and Trenching Standard, 29 CFR Part 1926, Subpart P, covers requirements for excavation and trenching operations. OSHA requires that all excavations in which employees could potentially be exposed to cave-ins be protected by sloping or benching the sides of the excavation, supporting the sides of the excavation, or placing a shield between the side of the excavation and the work area.

State

California Building Standards Code

The State regulations protecting structures from geo-seismic hazards are contained in the California Building Code (CBC) (24 CCR Part 2), which is updated on a triennial basis. These regulations apply to public and private buildings in the State. Until January 1, 2008, the CBC was based on the then-current Uniform Building Code and contained additions, amendments, and repeals specific to building conditions and structural requirements of the State of California. The 2019 CBC, effective January 1, 2020, is based on the 2018 International Building Code and enhances the sections dealing with existing structures. Seismic-resistant construction design is required to meet more stringent technical standards than those set by previous versions of the CBC.

Chapters 16 and 16A of the 2019 CBC include structural design requirements governing seismically resistant construction, including (but not limited to) factors and coefficients used to establish seismic site class and seismic occupancy category for the soil/rock at the building location and the proposed building design. Chapters 18 and 18A include the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and waterproofing (Sections 1805 and 1805A); allowable loadbearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A) and deep foundations (Sections 1810 and 1810A). Chapter 33 of the 2019 CBC includes requirements for safeguards at work sites to ensure stable excavations and cut or fill slopes (Section 3304).

Construction activities are subject to occupational safety standards for excavation and trenching, as specified in the California Division of Occupational Safety and Health (Cal/OSHA) regulations (Title 8 CCR) and in Chapter 33 of the CBC. These regulations specify the measures to be used for excavation and trench work where workers could be exposed to unstable soil conditions. The proposed Project would be required to employ these safety measures during excavation and trenching.

California Environmental Quality Act

The CEQA Guidelines require that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to paleontological resources. Paleontological resources, which are limited, nonrenewable resources of scientific, cultural, and educational value, are recognized as part of the environment under these State guidelines. This study satisfies Project requirements in accordance with CEQA (13 PRC Section 2100 et seq.) and PRC Section 5097.5 (Stats 1965: 2792).

Paleontological resources are explicitly afforded protection by CEQA, specifically in Section VII(f) of CEQA Guidelines Appendix G, the "Environmental Checklist Form," which addresses the potential for adverse impacts to "unique paleontological resource[s] or site[s] or … unique geological feature[s]." This provision covers fossils of signal importance – remains of species or genera new to science, for example, or fossils exhibiting features not previously recognized for a given animal group – as well as localities that yield fossils significant in their abundance, diversity, preservation, and so forth. Further, CEQA

provides that generally, a resource shall be considered "historically significant" if it has yielded or may be likely to yield information important in prehistory [PRC Section 15064.5(a)(3)(D)]. Paleontological resources would fall within this category. PRC Sections 5097.5 and 30244 also regulate removal of paleontological resources from State lands, define unauthorized removal of fossil resources as a misdemeanor, and require mitigation of disturbed sites.

California Health and Safety Code

Sections 17922 and 17951-17958.7 of the California Health and Safety Code require cities and counties to adopt and enforce the current edition of the CBC, including a grading section. Sections of Volume II of the CBC specifically apply to select geologic hazards.

California Occupational Safety and Health Administration Regulations

In California, Cal/OSHA has responsibility for implementing federal rules relevant to worker safety, including slope protection during construction excavations. Cal/OSHA's requirements are more restrictive and protective than federal OSHA standards. 8 CCR Chapter 4, Division of Industrial Safety, covers requirements for excavation and trenching operations, as well as safety standards, whenever employment exists in connection with the construction, alteration, painting, repairing, construction, maintenance, renovation, removal, or wrecking of any fixed structure or its part.

Environmental Determination:

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

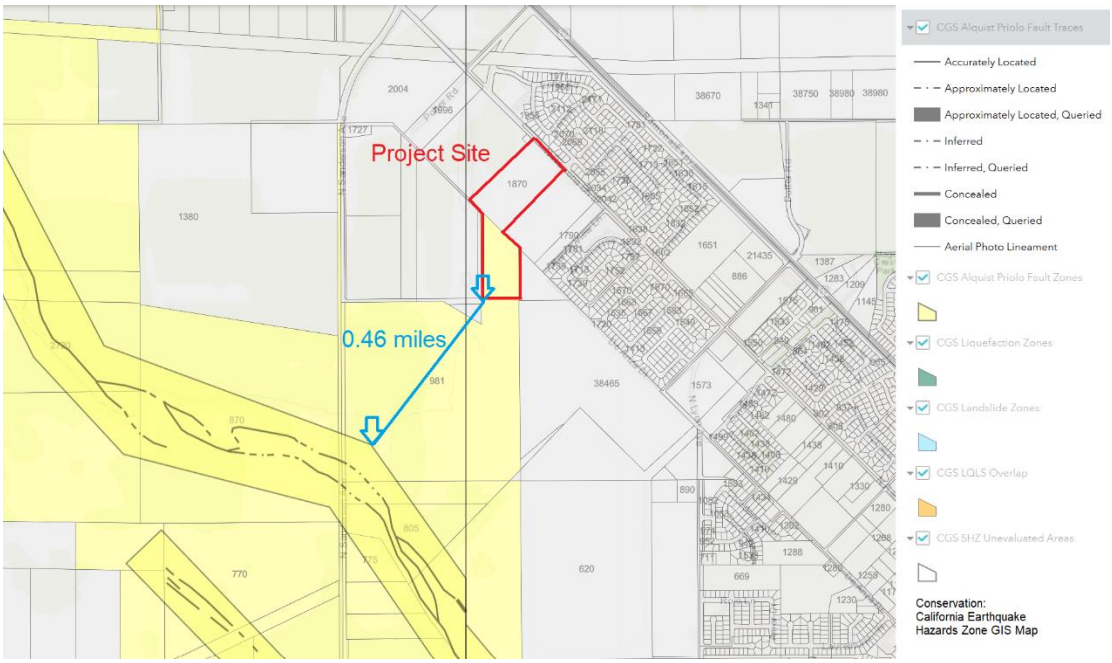
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Impact: Less than Significant Impact

A significant impact would occur if the proposed Project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the Project site and if the Project site is located within a State-designated Alquist-Priolo Fault Zone or other designated fault zone. According to the California Earthquake Hazards Zone Application (EQ Zapp), the northeast section of the Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone (CGS 2022). However, the southwest section of the Project site has been evaluated in conjunction with the remainder of the parcel that lies in part, along the Casa Loma fault line, the closest known active fault. The corresponding fault zone, San Jacinto Fault Zone, is located approximately 2,360 feet (720 meters) from the southwestern corner of the Project site, the closest point. Wherever an active fault exists, if it has the potential for surface rupture, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault (generally fifty feet). Therefore, impacts would be less than significant (Figure X-1).

In order to minimize the damage caused by earthquakes or faults, earthquake reinforcement can be done on the proposed houses at the project site. According to the recommendation

of the soil engineer, the foundation of the house will use concrete slab. Adding additional anchors to fix the house can significantly increase its earthquake resistance performance.



Source: https://maps.conservation.ca.gov/cgs/EQZApp/app/

ii. Strong seismic ground shaking?

Impact: Less Than Significant with Mitigation Incorporated

A significant impact would occur if the proposed Project would cause personal injury or death or result in property damage as a result of seismic ground shaking. The Project site is located in Southern California, a region identified as seismically active. The Casa Loma Fault Zone is located approximately 2,360 feet southeast of the Project site. Thus, moderate to strong ground shaking can be expected at the site.

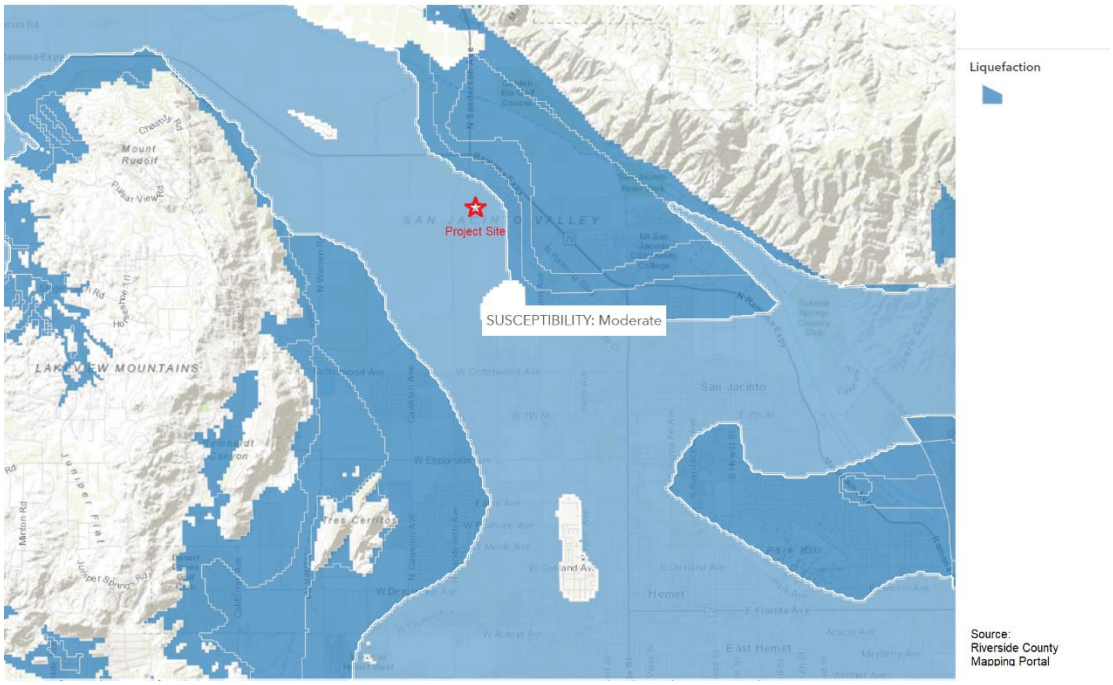
Structures built in the City are required to be built in compliance with the CBC (24 CCR Part 2), included in the Municipal Code as Section 15.24 Earthquake Hazard Reduction Code. Prior to issuance of construction permits, the Project will demonstrate compliance with the CBC, which would include the incorporation of

1. Seismic safety features to minimize the potential for significant effects as a result of earthquakes;
2. Proper building footings and foundations;
3. Construction of the building structures so that they would withstand the effects of strong ground shaking. Because the proposed Project would be constructed in compliance with the CBC, the proposed Project would result in a less than significant impact related to strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

Impact: Less Than Significant.

The County of Riverside has designated the site as possessing a moderate liquefaction potential. Perched water was observed a depth of about 29.5 feet below grade, Moderate liquefaction potential means that there is a probability of between 10% and 50% of having an earthquake within a 100-year period that will be strong enough to cause liquefaction. Since the site is located in the Moderate liquefaction potential area, proper foundation design can help reduce the hazards caused by soil liquefaction.



Source:https://gisopendata-countyofriverside.opendata.arcgis.com/datasets/8b4d6c0ed6154902b03be41faebdf588/explore?location=33.790652%2C-116.993953%2C12.96

Based on soil engineer's analysis, when an earthquake occurs a worst-case seismic settlement of about 1.9 inches should be assumed. A seismic differential settlement of about 1 inch over a 30-foot span is also considered possible. Based on these results, no ground modification or special foundation design is not warranted.

Source: GEOTECHNICAL AND INFILTRATION EVALUATION

Estimated seismically induced total settlement		
CPT sounding	Dry settlement (in)*	Total seismic settlement (in)**

1	0.37	0.52
2	1.2	1.15
3	1.28	1.10
4	1.52	1.83
5	1.25	1.60

*Based on groundwater at 80 feet below grade

**Based on groundwater at 29 feet grade

Based on this analysis a worst-case seismic settlement of about 1.9 inches should be assumed. A seismic differential settlement of about 1 inch over a 30-foot span is also considered possible. Based on these results, it is our opinion that ground modification or special foundation design is not warranted. The results of the seismic settlement analyses are presented within Appendix D.

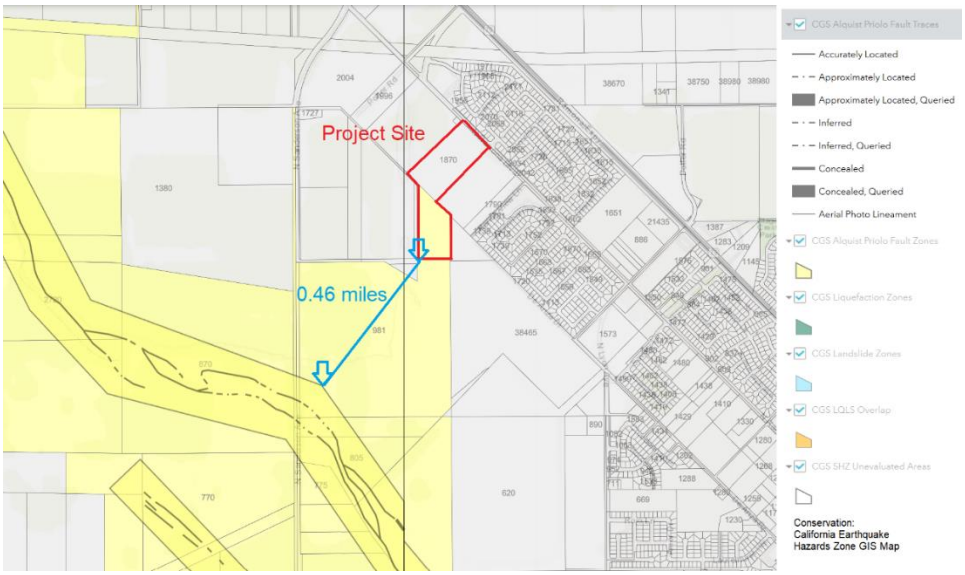
iv. Landslides?

Impact: No Impact

A significant impact would occur if the proposed Project would be implemented on a site that was located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation Division of Mines and Geology, the Seismic Hazard Zones Map (EQ zapp) The Project site is not located within a landslide hazard zone.

In the GEOTECHNICAL AND INFILTRATION EVALUATION report for the project site. “Evidence of ancient landslides or slope instabilities at this site was not observed during our site reconnaissance. Thus, the potential for landslides is considered negligible for design purposes.”

Therefore, the proposed Project would not expose people or structures to potential effects resulting from landslides, no impacts would occur, and no mitigation would be required.



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

Impact: Less Than Significant

Alluvial deposits were encountered at the ground surface within all explorations at the site and extended to the maximum depths explored. The alluvium generally consisted of loose to medium-dense silty sand, clayey sand and sand and a stiff to very stiff sandy to clayey silt.

Sandy soils have larger particle sizes and low cohesion, which means they have poor binding capacity. As a result, they are more susceptible to erosion by wind and water. Silty soils have smaller particle sizes than sandy soils, but they can still be prone to erosion. When saturated, silty soils become easily compacted and have reduced permeability, leading to surface crusting. This crusting can hinder water infiltration and increase the risk of erosion.

Construction of the proposed Project would result in a ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Construction activities would be performed in accordance with all applicable regulations. Project construction would comply with all BMPs detailed in a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and reduce any risks related to soil erosion. Therefore, the proposed Project would not result in substantial soil erosion or the loss of topsoil. As such, impacts would be less than significant, and no mitigation would be required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Impact: Less than Significant Impact

The Project is located near a geologic unit Casa Loma/Jacinto fault, but due to the long distance (0.46 miles>50 ft), proper seismic design will not have a large impact thus no

reasonable probability that the Project could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. While the Project site's liquefaction potential is moderate, the Project site is not in proximity to any nearby waterbodies, and no construction of any buildings that could exacerbate existing soil conditions is proposed. Subsidence is the sinking or caving of an area of land. Subsidence can be caused by soil movement, water erosion, landslides, mining, vegetation by soil shrinkage, and mining. Subsidence could result in the collapse of the soil. The Project will implement BMPs as outlined in the SWPPP to minimize soil erosion. In addition, the Project will implement the design and construction Recommendations provided in the Geotechnical Design Review and Recommendations report prepared for the Project. The Project does not include any development of structures that could cause the soil to become unstable. Due to the Project site's location, and with the implementation of the construction and design recommendations, BMPs and the City's Grading and Subdivision Codes, the Project will have a less than significant impact directly, indirectly, and cumulatively to on- or offsite landslide, lateral spreading, substance, liquefaction, or collapse. No mitigation is required.

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

Impact: No Impact

A significant impact would occur if the proposed Project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the Project site may have the potential to shrink and swell resulting from changes in the moisture content. According to the soil report "the near surface soils have a "very low" expansion potential. Therefore, no impact would result, and no mitigation would be required

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Impact: No Impact

A project would cause a significant impact if adequate wastewater disposal were unavailable. The Project site is located in an area serviced by existing wastewater infrastructure. Connections to main wastewater lines will be constructed during Project construction and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur, and no mitigation would be required.

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

Impact: Less than Significant Impact with Mitigation Incorporated

A significant impact could occur if grading or excavation activities associated with the Project were to disturb unique paleontological resources or unique geologic features that presently exist within the Project site. A Paleontological Assessment was conducted by

Robert S. White. The assessment noted that the parcel is underlain by Older Quaternary Alluvium that is considered to have a low to high potential for the discovery of significant fossils. No recorded fossil localities are known from the project site and the field study failed to identify any exposed fossils. However, present site conditions indicate paleontological monitoring is warranted during earth disturbing activities associated with the proposed development of the property.

Mitigation Measures:
MM GEO-1 Present site conditions indicate paleontological monitoring is warranted during earth disturbing activities associated with development of the property. Supervision by a paleontologist will be maintained during paleontologic grading observations when grading in the on-site geologic units. In the event that fossils are exposed, the paleontologist shall be allowed to divert or direct grading in the area of exposure to facilitate evaluation, and (if identified as potentially. All fossils collected shall be prepared and identified by a qualified paleontologist. Excavated significant fossil finds shall be offered to the City or its designee (Western Science Center), on a first-refusal basis. These actions, as well as, final mitigation and disposition of the resources, shall be subject to City guidelines and regulations.

4.3.1 significant) to salvage significant fossils. **Greenhouse Gas Emissions**

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

Appendix A contains the October 13, 2021, Yorke technical report with details of the interrelated air quality, greenhouse gas, noise, and energy studies.

Environmental Determination:

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

Impact: Less Than Significant Impact

GHGs – primarily CO_2, methane (CH_4), and nitrous oxide (N_2O), collectively reported as carbon dioxide equivalents (CO_2e) – are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as onroad vehicles and offroad construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills (CARB 2017).

California's Building Energy Efficiency Standards are updated on an approximately 3-year cycle. The 2019 standards improved upon the 2016 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2019 standards went into effect on January 1, 2020 (CEC 2019).

Since the Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency HVAC systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.), they indirectly regulate and reduce GHG emissions.

Using CalEEMod, direct on-site and off-site GHG emissions were estimated for construction and operation, and indirect off-site GHG emissions were estimated to account for electric power used by the proposed Project, water conveyance, and solid waste disposal.

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 MT CO_2e per year (SCAQMD 2019) and has proposed a draft residential/ commercial mass emissions threshold of 3,000 MT CO_2e per year (SCAQMD 2008b).

Table 4-8 shows unmitigated and mitigated GHG emissions and evaluates mitigated emissions against SCAQMD significance thresholds. Operational measures incorporate typical code-required energy and water conservation features. Off-site traffic impacts are included in these emissions estimates, along with construction emissions amortized over 30 years.

As shown in Table 4-8, mitigated GHG emissions are below the proposed GHG significance threshold for land use projects. Thus, impacts would be less than significant.

Table 4-8: Greenhouse Gas Emissions Summary and Significance Evaluation

Greenhouse Gases	Unmitigated (MT/yr)	Mitigated (MT/yr)	Threshold (MT/yr)	Significance
CO_2	2,594	2,545	–	–
CH_4	3.1	1.7	–	–
N_2O	0.1	0.1	–	–
CO_2e	2,704	2,621	3,000	LTS

Sources: SCAQMD 2008b, CalEEMod version 2020.4.0.

Notes:

Comprises annual operational emissions plus construction emissions amortized over 30 years

LTS – Less Than Significant

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

Impact: Less Than Significant Impact

The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 RTP/SCS. The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by Assembly Bill (AB) 32. The proposed Project consists of construction, use, and maintenance of 206 single-family residences on a land zoned as residential in an incorporated suburban area. The proposed Project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. As such, impacts would be less than significant, and no mitigation is required.

Mitigation Measures:

None required.

4.3.2 Hazards and Hazardous Materials

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☑
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?	☐	☐	☑	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑

Environmental Determination:

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

Impact: No Impact

A significant impact would occur if the proposed Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed Project would involve transport, use, and disposal of hazardous materials including paints, solvents, oils, grease, and caulking. However, construction activities are short-term in nature and impacts would therefore be less than significant.

Operation of the proposed Project would require routine maintenance involving transport, use, or disposal of hazardous materials (fluels, lubricant for machinery, paint and other coating materials, etc.). However, no industrial uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. With regard to airborne hazards, the Project will comply with all applicable rules of the SCAQMD that regulate air contaminants.

The transport, use, storage, and disposal of hazardous materials would be relatively minor and subject to existing regulations, so the impact is considered less than significant. Use of common household hazardous materials and their disposal does not present a substantial risk to the community. Therefore, it is No Impact associated with the routine transport and use of hazardous materials or wastes will be less than significant. No mitigation is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Impact: Less Than Significant Impact

During construction, some contractor activities could create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, e.g., small fuel spills. A SWPPP is required by the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and would require the implementation of BMPs during construction. This will ensure the proper use, storage, transport, and disposal of hazardous materials during construction in accordance with applicable regulations, which would not pose significant impacts. A SWPPP for the proposed Project will be prepared once the entitlement package has been approved by the City, while the final engineering plans are being prepared.

Once in operation, the proposed Project will involve limited common household hazardous materials, including paints, solvents, cleaning products, fuels, lubricants, adhesives, sealers, and pesticides/herbicides. These hazardous materials are subject to existing consumer product regulations that reduce associated risks and impacts to a safe level for household use that would not result in any significant impacts. Therefore, impacts on hazards to the public or environment from reasonably foreseeable upset or accident conditions would be less than significant.

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

Impact: No Impact

The nearest school is approximately 1.5 miles southeast of the proposed Project. There are no schools proposed within one-quarter mile of the proposed Project. Therefore, this Project will have no impact on schools with regards to hazardous materials, substances, or waste.

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?

Impact: No Impact

A significant impact would occur if the Project site were included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under the DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the Project site. Therefore, the proposed Project is not located on a site that is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment, and no impact would occur.

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?

Impact: No Impact

The proposed Project is located more than 2 miles from a public airport or public use airport and is not located within any airport land use plans. The nearest airport is the Hemet-Ryan Airport, located approximately 5 miles southwest of the proposed Project. Therefore, no impacts regarding safety hazards or excessive noise for people residing or working in the Project area would occur.

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

Impact: Less than Significant Impact

The proposed Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project site or surrounding area. Additionally, emergency access to and from the Project site would be provided in accordance with requirements of the Riverside County Fire Department (RCFD). Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, no impact would occur, and no mitigation would be required.

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

Impact: No Impact

The Project site has been used for agriculture and is within an area that is used for farming, residential, school, fire station, and commercial uses. The Project site is not adjacent to

any wildland areas. According to the Cal FIRE Hazard Severity Zone map, the Project site is not within a high fire hazard zone (Cal FIRE 2022). As a result, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation Measures:

None required.

4.3.3 Hydrology and Water Quality

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements 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?	☐	☐	☐	☑

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☑	☐

Summary:

Construction of the proposed project will add impervious area. Two proposed on-site storm drain systems will be constructed to convey the runoff produced by the proposed development project. Two on-site storm water quality bioretention basins will be constructed to capture and biologically treat storm water runoff. Regulatory Setting:

Federal

Clean Water Act

Increasing public awareness and concern for controlling water pollution led to the enactment of the Federal Water Pollution Control Act Amendments of 1972. As amended in 1977, this law became commonly known as the Clean Water Act (CWA) (33 U.S. Code Section 1251 et seq.). The objective of the CWA is to restore and maintain the chemical, physical, and biological integrity of the nation's waters. The CWA established basic guidelines for regulating discharges of pollutants into waters of the United States. The CWA requires that states adopt water quality standards to protect public health, enhance the quality of water resources, and ensure implementation of the CWA.

Section 303 of the Clean Water Act (Beneficial Use and Water Quality Objectives)

The Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for the protection of the beneficial uses of waters within the proposed Project area in Riverside County. The RWQCB uses its planning, permitting, and enforcement authority to meet its responsibilities adopted in the Basin Plan to implement plans, policies, and provisions for water quality management.

In accordance with State policy for water quality control, the RWQCB employs a range of beneficial use definitions for surface waters, groundwater basins, marshes, and mudflats that serve as the basis for establishing water quality objectives and discharge conditions and prohibitions. The Basin Plan for the Central Coast Region has identified existing and potential beneficial uses supported by the key surface water drainages throughout its jurisdiction. Under CWA Section 303(d), the State of California is required to develop a list of impaired water bodies that do not meet water quality standards and objectives. A Total Maximum Daily Load (TMDL) defines how much of a specific pollutant/stressor a given water body can tolerate and still meet relevant water quality standards. The RWQCB has developed TMDLs for select reaches of water bodies.

Section 401 of the Clean Water Act (Water Quality Certification)

Section 401 of the CWA requires that an applicant for any federal permit (e.g., a U.S. Army Corps of Engineers Section 404 permit) obtain certification from the State, requiring discharge to waters of the United States to comply with provisions of the CWA and with State water quality standards. For example, an applicant for a permit under Section 404 of the CWA must also obtain water quality certification per Section 401 of the CWA. Section 404 of the CWA requires a permit from the U.S. Army Corps of Engineers prior to discharging dredged or fill material into waters of the United States unless such a discharge is exempt from CWA Section 404. For the Project area, the Santa Ana RWQCB provides the water quality certification required under Section 401 of the CWA.

Section 402 of the Clean Water Act (NPDES)

The CWA was amended in 1972 to provide that the discharge of pollutants to waters of the United States from any point source is unlawful unless the discharge is in compliance with an NPDES permit. The NPDES permit program, as authorized by Section 402 of the CWA, was established to control water pollution by regulating point sources that discharge pollutants into waters of the United States (33 U.S. Code Section 1342). In California, the United States Environmental Protection Agency (U.S. EPA) has authorized the State Water Resources Control Board (SWRCB) permitting authority to implement the NPDES program.

The Phase II Rule that became final on December 8, 1999, expanded the existing NPDES Program to address storm water discharges from construction sites that disturb land equal to or greater than 1 acre and less than 5 acres (small construction activity). The regulations also require that storm water discharges from small municipal separate storm sewer systems (MS4s) be regulated by an NPDES General Permit for Storm Water Discharges Associated with Construction Activity, Order No. 99-08-DWQ (i.e., the Construction General Permit). Based on this document, it is the responsibility of applicants to obtain coverage under the Construction General Permit and develop a SWPPP, which describes BMPs the discharger would use to protect storm water runoff. The BMPs must be designed to prevent, to the maximum extent practicable, an increase in the sediment yield and flow velocity from pre-construction/pre-development conditions, to ensure that applicable water quality standards, including TMDL waste allocations, are met.

The SWPPP must contain a visual monitoring program, a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs, and a sediment monitoring plan if the site discharges directly to a water body listed on the Section 303(d) list for sediment. Routine inspection of all BMPs is required under the provisions of the Construction General Permit. On September 2, 2009, the SWRCB issued a new NPDES General Permit for Storm Water Associated with Construction Activities (Order No. 2009-0009-DWQ, NPDES No. CAS000002), which became effective July 1, 2010.

National Flood Insurance Program

The National Flood Insurance Act of 1968 established the National Flood Insurance Program in order to provide flood insurance within communities that were willing to adopt floodplain management programs to mitigate future flood losses. The Act also required the identification of all floodplain areas within the United States and the establishment of

flood risk zones within those areas. The Federal Emergency Management Agency (FEMA) is the primary agency responsible for administering programs and coordinating with communities to establish effective floodplain management standards. FEMA is responsible for preparing Flood Insurance Rate Maps that delineate the areas of known special flood hazards and their risk to the community. The program encourages the adoption and enforcement by local communities of floodplain management ordinances that reduce flood risks. In support of the program, FEMA identifies flood hazard areas throughout the United States on FEMA flood hazard boundary maps.

Federal Antidegradation Policy

The Federal Antidegradation Policy (40 CFR Part 131.12) requires states to develop statewide antidegradation policies and identify methods for implementing them. Pursuant to this regulation, state antidegradation policies and implementation methods shall, at a minimum, protect and maintain: (1) existing in-stream water uses; (2) existing water quality where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

State

Senate Bill 610 and Senate Bill 221: Water Supply Assessments and Water Supply Verifications

SB 610 and SB 221, effective January 1, 2002, improve the linkage between certain land use decisions made by cities and counties and water supply availability. Under Water Code Section 10912(a), projects subject to CEQA requiring a water supply assessment include a residential development of more than 500 dwelling units; a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space; a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; a hotel, motel, or both having more than 500 rooms; an industrial, manufacturing, or processing plant or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land or having more than 650,000 square feet of floor area; a mixed-use project that includes one or more of the projects specified; or a project that would demand an amount of water equivalent to or greater than the amount required by a 500 dwelling unit project. A fundamental source document for compliance with SB 610 is the Urban Water Management Plan, which can be used by the water supplier to meet the standard for SB 610.

Sustainable Groundwater Management Act

On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package – AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley) – collectively known as the Sustainable Groundwater Management Act (SGMA), which requires governments and water agencies of high- and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under the SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, sustainability should be achieved by 2040. For the remaining high- and medium-priority basins, 2042 is the deadline.

Through the SGMA, the California Department of Water Resources (DWR) provides ongoing support to local agencies through guidance, financial assistance, and technical assistance. The SGMA empowers local agencies to form Groundwater Sustainability Agencies to manage basins sustainably and requires Groundwater Sustainability Plans to be completed for crucial (i.e., medium- to high-priority) groundwater basins in California. Adjudicated basins are exempt from developing a Groundwater Sustainability Agency or Groundwater Sustainability Plan.

California Porter-Cologne Water Quality Control Act

Since 1973, the California SWRCB and its nine RWQCBs have been delegated the responsibility for administering permitted discharge into the waters of California. The Project site falls within the jurisdiction of the Central Coast RWQCB. The Porter-Cologne Water Quality Act (California Water Code Section 13000 et seq.; 23 CCR Division 3, Chapter 15) provides a comprehensive water quality management system for the protection of California waters. Under the Act, "any person discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the state" must file a report of the discharge with the appropriate RWQCB. Pursuant to the Act, the RWQCB may then prescribe "waste discharge requirements" that add conditions related to control of the discharge. Porter-Cologne defines "waste" broadly, and the term has been applied to a diverse array of materials, including non-point source pollution. When regulating discharges that are included in the federal Clean Water Act, the State essentially treats Waste Discharge Requirements and NPDES permits as a single permitting vehicle. In April 1991, the SWRCB and other State environmental agencies were incorporated into the California Environmental Protection Agency.

The RWQCB regulates urban runoff discharges under the NPDES permit regulations. NPDES permitting requirements cover runoff discharged from point (e.g., industrial outfall discharges) and non-point (e.g., storm water runoff) sources. The RWQCB implements the NPDES program by issuing construction and industrial discharge permits.

Under the NPDES permit regulations, BMPs are required as part of a SWPPP. The U.S. EPA defines BMPs as "schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of Waters of the United States." BMPs include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage" (40 CFR Part 122.2).

CALGreen

Formerly known as the California Green Building Standards Code, 24 CCR Part 11, CALGreen is designed to improve public health, safety, and general welfare by using design and construction methods that reduce the negative environmental impact of development and to encourage sustainable construction practices. CALGreen provides mandatory direction to developers of all new construction and renovations of residential and non-residential structures with regard to all aspects of design and construction, including, but not limited to, site drainage design, storm water management, and water use efficiency. Required measures are accompanied by a set of voluntary standards designed to encourage developers and local agencies to aim for a higher standard of development.

California Antidegradation Policy

The California Antidegradation Policy, otherwise known as the Statement of Policy with Respect to Maintaining High-Quality Water in California, was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Antidegradation Policy, the California Antidegradation Policy applies to all waters of the State (e.g., isolated wetlands and groundwater), not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained, and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

California Toxics Rule

The U.S. EPA has established water quality criteria for certain toxic substances via the California Toxics Rule. The California Toxics Rule established acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by each RWQCB as having beneficial uses protective of aquatic life or human health.

California Water Code

The California Water Code includes 22 kinds of districts or local agencies with specific statutory provisions to manage surface water. Many of these agencies have statutory authority to exercise some forms of groundwater management. For example, a Water Replenishment District (Water Code Section 60000 et seq.) is authorized to establish groundwater replenishment programs and collect fees for that service, while a Water Conservation District (Water Code Section 75500 et seq.) can levy groundwater extraction fees. Through special acts of the Legislature, 13 local agencies have been granted greater authority to manage groundwater. Most of these agencies, formed since 1980, have the authority to limit export and control some in-basin extraction upon evidence of overdraft or the threat of an overdraft condition. These agencies can also generally levy fees for groundwater management activities and for water supply replenishment.

Assembly Bill 3030 – Groundwater Management Act

In 1992, AB 3030 was passed, which increased the number of local agencies authorized to develop a groundwater management plan and set forth a common framework for management by local agencies throughout California. These agencies could possess the same authority as a water replenishment district to "fix and collect fees and assessments for groundwater management" (Water Code Section 10754), provided they receive a majority of votes in favor of the proposal in a local election (Water Code Section 10754.3).

Local

Santa Ana Regional MS4 Permit

Santa Ana Regional MS4 Permit regulations are included in the City's Municipal Code in Chapter 13.44. The MS4 Permit:

- Provides the framework for the program management activities and plan development;

- Provides the legal authority for prohibiting unpermitted discharges into the storm drain system and for requiring BMPs in new development and significant redevelopment;
- Ensures that all new development and significant redevelopment incorporates appropriate Site Design, Source Control, and Treatment Control BMPs to address specific water quality issues; and
- Ensures that construction sites implement control practices that address construction-related pollutants, including erosion and sediment control and onsite hazardous materials and waste management.

The Santa Ana Regional MS4 Permit requires that new development and significant redevelopment projects (or priority projects), such as the proposed Project, develop and implement a WQMP that includes BMPs and Low Impact Development (LID) design features that would provide on-site treatment of storm water to prevent pollutants from on-site uses from leaving the site.

Environmental Determination:

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

Impact: Less Than Significant Impact

A Hydrology & Hydraulic Study (Hydrology Study) was prepared by W&W Land Design Consultants on October 15, 2021, for the proposed Project (Appendix D). Construction of the project will add impermeable cover, which could increase the volume of runoff and increase the risk of localized flooding.

Construction

Implementation of the proposed Project includes grading, site preparation, construction of new buildings, and infrastructure improvements. Grading, stockpiling of materials, excavation, construction of new structures, and landscaping activities would expose and loosen sediment and building materials, which would have the potential to mix with stormwater and urban runoff and degrade surface and receiving water quality.

Additionally, construction generally requires the use of heavy equipment and construction-related materials and chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents, and paints. In the absence of proper controls, such as monitor and improve management disposal, locate materials like sand or cement secure, cover up all drain, keep the road and footpath clean and properly collect and treat any waste water, these potentially harmful materials could be accidentally spilled or improperly disposed of during construction activities and could wash into and pollute surface waters or groundwater, resulting in a significant impact to water quality.

Pollutants of concern during construction activities generally include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. In addition, chemicals, liquid products, petroleum products (such as paints, solvents, and fuels), and concrete-related waste may be spilled or leaked during

construction, which would have the potential to be transported via storm runoff into nearby receiving waters and eventually may affect surface or groundwater quality. During construction activities, excavated soil would be exposed, thereby increasing the potential for soil erosion and sedimentation to occur compared to existing conditions. In addition, during construction, vehicles and equipment are prone to tracking soil and/or spoil from work areas to paved roadways, which is another form of erosion that could affect water quality.

However, the use of Best Management Practices (BMPs) during construction implemented as part of a Stormwater Pollution Prevention Plan (SWPPP) as required by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit would serve to ensure that Project impacts related to construction activities resulting in a degradation of water quality would be less than significant. A SWPPP for the Proposed Project will be prepared once the entitlement package has been approved while the final engineering plans are being prepared. Furthermore, an Erosion and Sediment Transport Control Plan prepared by a qualified SWPPP developer is required to be included in the SWPPP for the Project and typically includes the following types of erosion control methods that are designed to minimize potential pollutants entering stormwater during construction:

- Prompt revegetation of proposed landscaped areas;
- Perimeter gravel bags or silt fences to prevent off-site transport of sediment;
- Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways;
- Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted windstorms;
- Specifications for construction waste handling and disposal;
- Contained equipment wash-out and vehicle maintenance areas;
- Erosion control measures including soil binders, hydro-mulch, geotextiles, and hydroseeding of disturbed areas ahead of forecasted storms;
- Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on City roadways;
- Construction timing to minimize soil exposure to storm events; and
- Training of subcontractors on general site housekeeping.

Therefore, compliance with the Construction General Permit requirements, which would be verified during the City's construction permitting process, would ensure that Project impacts related to construction activities resulting in a degradation of water quality would be less than significant.

Operation

The proposed Project includes operation of single-family residential. Potential pollutants associated with the proposed uses include various chemicals from cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides, and sediment from landscaping, trash, and

debris, and oil and grease from vehicles. If these pollutants discharge into surface waters, it could result in degradation of water quality.

The proposed Project falls under the jurisdiction of the Santa Ana Regional MS4 Permit, which regulates stormwater runoff from land and building development projects greater than 5,000 square feet. To comply with this permit, new development and significant redevelopment projects must develop and implement a Water Quality Management Plan (WQMP). The WQMP aims to manage stormwater runoff and prevent pollutants from on-site uses from leaving the site.

The preliminary WQMP for the proposed Project has been developed, recommending various Best Management Practices (BMPs) and Low Impact Development (LID) design features. These measures will provide on-site treatment of stormwater, helping to mitigate potential water quality issues resulting from the increase in impervious surface due to the construction.

The WQMP must be approved before the issuance of building or grading permits. As part of the proposed Project, two on-site storm drain systems will be constructed to convey runoff from the increased impervious surfaces. Additionally, two stormwater quality bioretentions will treat the first flush of runoff, filtering pollutants through vegetation and soil.

The Hydrology Report confirms that the proposed Project can be constructed without any detrimental effects on surrounding properties. The report assesses the impact of the development on the hydrological cycle, including rainfall patterns and stormwater runoff, ensuring that stormwater management measures are effective.

By incorporating these stormwater management strategies and adhering to the Santa Ana Regional MS4 Permit requirements, the proposed Project aims to minimize its impact on water quality and the surrounding environment, benefiting both private and public land development and promoting responsible urban redevelopment practices.

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

Impact: Less Than Significant Impact

The Eastern Municipal Water District (EMWD) provides water services to the project area. The EMWD's Draft 2020 Urban Water Management Plan (UWMP) (Water Systems Consulting, Inc., 2021) describes that the EMWD relies on a small portion of groundwater from the Hemet/San Jacinto Basin and the West San Jacinto Basin. Water production from these basins is managed through a watermaster and a Groundwater Sustainability Plan, which provide allowable pumping allocations that are sustainable.

EMWD published the 2020 UWMP to address water supply sources, projected demands, and supply reliability for the water district (EMWD 2020). As shown in Table 6-15 of UWMP, reproduced below as Table 4-9, the anticipated production of groundwater would remain the same through 2045, and the use of recycled and imported water would increase through 2045. In 2045, groundwater would provide 17% of the EMWD water supply.

Table 4-9: DWR 6-9R Projected Water Supplies

Water Supply	Additional Detail on Water Supply	Projected Water Supply (AFY) Reasonably Available Volume				
		2025	2030	2035	2040	2045
Purchased or Imported Water	Metropolitan Treated/Untreated	66,447	72,147	70,247	74,747	78,847
Groundwater (not desalinated)	Pumped from the Hemet/San Jacinto Basin	7,303	7,303	7,303	7,303	7,303
Groundwater (not desalinated)	Pumped from the West San Jacinto Basin	11,450	11,450	11,450	11,450	11,450
Desalinated Water – Groundwater	Desalinated water from the West San Jacinto Basin	13,400	13,400	13,400	13,400	13,400
Recycled Water	Excludes Storage Pond Incidental Recharge/ Evaporation	43,330	49,020	54,500	59,800	64,100
Other	Purified Water Replenishment (IPR)	4,000	4,000	12,000	12,000	12,000
	TOTAL	**145,930**	**157,320**	**168,900**	**178,700**	**187,100**

The projected recycled water supply total is inclusive of recycled water that is required to be recharged as part of EMWD's planning Purified Water Replenishment (PWR) Program – an indirect Potable Reuse project with multiple phases. This recharge volume is reported under the groundwater recharge line item in Table 6-7 (DWR 6-4R) as a demand/beneficial use of EMWD's recycled water supply. The projected supply total under the "other" category reflects the volume of water produced by PWR that will be used to meet demands on EMWD's potable water system.

The supply of water listed in Table 4-9 would be sufficient during both normal years and multiple dry year conditions between 2025 and 2045 to meet all of EMWD's estimated needs, including the proposed Project. Therefore, the proposed Project would not result in changes to the projected groundwater pumping that would decrease groundwater supplies. Thus, impacts related to groundwater supplies would be less than significant.

Construction of the proposed on-site bioretention basins would negate the impacts of an increase in impervious surface of the Project site. Therefore, impacts to groundwater recharge are less than significant.

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 situation on- or off-site;***
- ***ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; and***
- ***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?***

Impact: Less than Significant Impact

The project site does not include and is not adjacent to a natural stream or river. Implementation of the proposed Project would not alter the course of a stream or river.

A significant impact would occur if the proposed Project would substantially alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, such that erosion or siltation would result. The Project site does not contain, nor is adjacent to, any stream or river. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the SWPPP would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into storm drains and into the onsite bioretention basins. Significant alterations to existing drainage patterns within the Project site and surrounding area would not occur. Therefore, the proposed Project would result in less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation and no mitigation is required.

Construction of the proposed Project would require excavation and grading activities that would expose and loosen building materials and sediment, which has the potential to mix with stormwater runoff and result in erosion or siltation off-site. However, the project site does not include any slopes, which reduces the erosion potential, and the large majority of soil disturbance would be related to excavation and backfill for installation of building foundations and underground utilities. Therefore, the proposed Project would result in less than significant impacts related to the existing drainage pattern of the site or area, and no mitigation is required.

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

Impact: No Impact

A significant impact could occur if the project includes potential sources of water pollutants that would have the potential to interfere with a water quality control plan or sustainable groundwater management plan. According to Figure PS-2 Flood Zones of the General Plan, the Project site is not located within a 100 Year Flood or 500 Year Flood zone. Thus, the project site is not located within a flood hazard area that could be inundated with flood flows and result in the release of pollutants. Impacts related to flood hazards and pollutants would not occur from the proposed Project.

In the LOMR dated June 27, 2022, provided as Appendix F, the Federal Insurance and Mitigation Administration's Engineering Services Branch provided a revised Flood Insurance Study Report and Flood Insurance Rate Map that demonstrates the Project site is not located within a flood zone.

Tsunamis are generated ocean wave trains generally caused by the tectonic displacement of the seafloor associated with shallow earthquakes, seafloor landslides, rock falls, and exploding volcanic islands. The proposed Project is approximately 45 miles from the ocean shoreline and shielded by mountains. Based on the distance of the Project site to the Pacific Ocean, the project site is not at risk of inundation from a tsunami. Therefore, the

proposed Project would not risk the release of pollutants from inundation from a tsunami. No impact would occur, and no mitigation is required.

Seiche is a phenomenon that occurs when seismic ground shaking induces standing waves (seiches) inside water retention facilities (e.g., reservoirs and lakes). Such waves can cause retention structures to fail and flood downstream properties. The Project site is not located near any lake or reservoir that could generate a seiche. For this reason, the project site is not at risk of inundation from seiche waves. Therefore, the proposed Project would not risk the release of pollutants from inundation from seiche. No impact would occur, and no mitigation is required.

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

Impact: Less Than Significant Impact

Implementation of BMPs during construction as part of a SWPPP would ensure that Project impacts related to construction activities resulting in a degradation of water quality would be less than significant. Thus, construction of the Project would not conflict with or obstruct implementation of a water quality control plan. Therefore, the project conforms Goal RM 2 Water Resources, RM-2a in the City's General Plan.

All new development projects are required to implement a WQMP that would comply with the MS4 permit requirements. The WQMP and applicable BMPs are verified as part of the City's permitting approval process, and construction plans would be required to demonstrate compliance with these regulations. Therefore, operation of the proposed Project would not conflict with or obstruct implementation of a water quality control plan.

As stated in Part b) of this section, EMWD's supply of groundwater would be sufficient during both normal years and multiple dry conditions between 2025 and 2045 to meet all of the City's estimated needs, including the proposed Project. Therefore, the proposed Project would be consistent with the groundwater management plan and would not conflict with or obstruct its implementation. Thus, impacts related to water quality control plans or sustainable groundwater management plans would be less than significant.

Mitigation Measures:

None required.

4.3.4 Land Use and Planning

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☑

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☑

Environmental Determination:

a) Physically divide an established community?

Impact: No Impact

The Project site was historically used for farming purposes and has been designated for residential development by the City's General Plan and zoning map. The site is adjacent to two separate residential developments and vacant land. The proposed Project would develop the site to provide 206 single-family residential units, consistent with the existing single-family residences surrounding the site. Therefore, developing the vacant site into a residential neighborhood would not physically divide an established community. In addition, the Project would not change roadways or pedestrian bridges or install any infrastructure that would result in physical barriers to accessibility. Thus, the proposed Project would not result in impacts related to the physical division of 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?

Impact: No Impact

According to Goal M-3-Complete Streets of mobility chapter at San Jacinto General Plan as New Development. Encourage Specific Plans and Planned Developments to include well-developed and funded multimodal transportation facilities, at the project it has to Develop and maintain complete streets design guidance based on these resources and other best practices. The proposed Project is consistent with all applicable land use plans, policies, and regulations and would have no impact in this regard.

Mitigation Measures:

None required.

4.3.5 Mineral Resources

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

Environmental Determination:

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

Impact: No Impact

The General Plan EIR states that the City is located within a Mineral Resource Zone 1 by the California Geological Survey, meaning that the site is in an area for which geologic information indicates no significant mineral deposits are present. In addition, the Project site and surrounding areas do not include existing or pervious mining uses. Thus, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, and there would be no impacts.

Geological, geochemical and geophysical evidences by California Geological Survey, in review of historical prospecting and survey suggests that San Jacinto has low potential for all kind of mineral resources or geothermal energy.

Based on these evidence San Jacinto has been ranked on Zone 1, and has low potential for mineral resources and executing the project will have no effect on the community or resources.

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?

Impact: No Impact

The City of San Jacinto General Plan EIR states that the City is located within a designated Mineral Resource Zone 1 by the California Geological Survey, meaning that the site is in an area for which geologic information indicates no significant mineral deposits are present. As described in part a), the Project site and surrounding areas do not contain known mineral resources. Therefore, no impacts related to the loss of availability of a

locally important mineral resource recovery site, as delineated on a local general plan, specific plan, or other land use plan, would occur as a result of the Project.

Mitigation Measures:

None required.

4.3.6 Noise

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise. Would the project result in:				
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?	☐	☐	☐	☑

Appendix A contains the October 13, 2021, Yorke technical report with details of the interrelated air quality, greenhouse gas, noise, and energy studies.

Methodology:

The screening-level noise analysis for Project construction was completed based on methodology developed by the United States Department of Transportation (U.S. DOT) Federal Highway Administration (FHWA) at the John A. Volpe National Transportation Systems Center and other technical references consistent with CalEEMod outputs (equipment utilization). The DOT FHWA methodology uses actual noise measurement data collected during the Boston "Big Dig" project (1991-2006) as reference levels for a wide variety of construction equipment in common use, such as on the proposed Project. This noise analysis did not include field measurements of ambient noise in the vicinity of the Project site.

The FHWA noise model provides relatively conservative predictions because it does not account for site-specific geometry, dimensions of nearby structures, and local

environmental conditions that can affect sound transmission, reflection, and attenuation. As a result, actual measured sound levels at receptors may vary somewhat from predictions, typically lower. Additionally, the impacts of noise upon receptors (persons) are subjective because of differences in individual sensitivities and perceptions.

Noise impacts were evaluated against community noise standards contained in the City of San Jacinto General Plan Noise Element as applicable to the vicinity of the Project site. The noise element plan contains policies to implement and maintain noise levels compatible with different land use types. As according to the Noise section, the project site complies with the policies and are applicable to the safety guidelines of Noise elements section.

During construction activities, the Project would generate noise due to operation of minimal off-road equipment, portable equipment, and vehicles at or near the Project site. No significant increase in traffic is expected due to this relatively small project. No strong sources of vibrations are planned to be used during construction activities.

Since the Project is near an urban street, the incremental effect of Project operation (possible slightly increased traffic) would not be quantifiable against existing traffic noise (background) in the Project vicinity (i.e., less than significant impact). Also, since no public or private use airport is closer than 2 miles from the Project site, an evaluation of aircraft noise upon persons residing or working in the Project area is not required.

Environmental Setting:

Noise Descriptors

Noise is typically described as any dissonant, unwanted, or objectionable sound. Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, the A-weighted decibel scale (dBA). Table 4-10 lists common sources of sound and their intensities in dBA.

Table 4-10: Typical Sound Level Characteristics

Pressure (N/m^2)	Level (dBA)	Sound Level Characteristic
2000	160	Rocket Launch
600	150	Military Jet Plane Takeoff
200	140	Threshold of Pain
60	130	Commercial Jet Plane Takeoff
20	120	Industrial Chipper or Punch Press
6	110	Loud Automobile Horn
2	100	Passing Diesel Truck – Curb Line
0.6	90	Factory – Heavy Manufacturing
0.2	80	Factory – Light Manufacturing
0.06	70	Open Floor Office – Cubicles

Pressure (N/m^2)	Level (dBA)	Sound Level Characteristic
0.02	60	Conversational Speech
0.006	50	Private Office – Walled
0.002	40	Residence in Daytime
0.0006	30	Bedroom at Night
0.0002	20	Recording or Broadcasting Studio
0.00006	10	Threshold of Good Hearing – Adult
0.00002	0	Threshold of Excellent Hearing – Child

Sources: Broch 1971, Plog 1988.

Notes:

Reference Level P_O = 0.00002 N/m^2 = 0.0002 µbar

N/m^2 = Newtons per square meter (the Newton is the unit of force derived in the metric system); it is equal to the amount of net force required to accelerate one kilogram of mass at a rate of one meter per second squared (1 kg • 1 m/s^2) in the direction of the applied force.

In most situations, a 3-dBA change in sound pressure is considered a "just detectable" difference. A 5-dBA change (either louder or quieter) is readily noticeable, and a 10-dBA change is a doubling (if louder) or halving (if quieter) of the subjective loudness. Sound from a small, localized source (a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (drops off) at a rate of 6 dBA for each doubling of the distance.

The duration of noise and the time period at which it occurs are important factors in determining the impact of noise on sensitive receptors. A single number called the equivalent continuous noise level (L_{eq}) may be used to describe sound that is changing in level. It is also used to describe the acoustic range of the noise source being measured, which is accomplished through the maximum L_{eq} (L_{max}) and minimum L_{eq} (L_{min}) indicators.

In determining the daily measure of community noise, it is important to account for the difference in human response to daytime and nighttime noise. Noise is more disturbing at night than during the day, and noise indices have been developed to account for the varying duration of noise events over time, as well as community response to them. The Community Noise Equivalent Level (CNEL) adds a 5-dB penalty to the "nighttime" hourly noise levels (HNLs) (i.e., 7:00 p.m. to 10:00 p.m.) and the Day-Night Average Level (L_{dn}) adds a 10-dB penalty to the evening HNLs (Caltrans 2020, FTA 2006).

Vibration Descriptors

Vibration is a unique form of noise because its energy is carried through structures and the earth, whereas noise is carried through the air. Thus, vibration is generally felt rather than heard. Typically, ground-borne vibration generated by construction activities attenuates rapidly as distance from the source of the vibration increases. Actual human and structural response to different vibration levels is influenced by a combination of factors, including soil type, distance between the source and receptor, duration, and the number of perceived events.

While not a direct health hazard, the energy transmitted through the ground as vibration may result in structural damage, which may be costly to repair and dangerous in the event of structural failure. To assess the potential for structural damage associated with vibration, the vibratory ground motion in the vicinity of the affected structure is measured in terms of point peak velocity/peak particle velocity (PPV) in the vertical and horizontal directions (vector sum). A freight train passing at 100 feet may cause PPVs of 0.1 inch per second, while a strong earthquake may produce PPVs in the range of 10 inches per second. Minor cosmetic damage to buildings may begin in the range of 0.5 inch per second (Caltrans 2020, FTA 2006).

Regulatory Setting:

California

The State of California does not promulgate statewide standards for environmental noise but requires each city and county to include a noise element in its general plan [California Government Code Section 65302(f)]. In addition, Title 4 of the CCR has guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. In general, the guidelines require that community noise standards:

- Protect residents from the harmful and annoying effects of exposure to excessive noise;
- Prevent incompatible land uses from encroaching upon existing or programmed land uses likely to create significant noise impacts; and
- Encourage the application of state-of-the-art land use planning methodologies in the area of managing and minimizing potential noise conflicts.

Construction vibration is regulated at the State level in accordance with standards established by the *Transportation and Construction-Induced Vibration Guidance Manual* issued by Caltrans in 2004. Continuous sources include the use of vibratory compaction equipment and other construction equipment that creates vibration other than in single events. Transient sources create a single isolated vibration event, such as blasting. Thresholds for continuous sources are 0.5 and 0.1 inch per second PPV for structural damage and annoyance, respectively. Thresholds for transient sources are 1.0 and 0.9 PPV for structural damage and annoyance, respectively (Caltrans 2020).

City of San Jacinto General Plan – Noise Element

For this Project, the Noise Element of the City of San Jacinto General Plan contains the applicable evaluation criteria. The Construction Standards section of the noise element contains the applicable standards for this Project. The proposed Project can be characterized as a new residential development on a vacant plot of land. Most noise would occur during the grading, site preparation, and building construction when heavy equipment would be operating.

During each of the five construction phases, a different mix of equipment would be operating and cumulative noise levels would vary based on the amount of equipment in operation and the location of each activity at the Project site. In general, use of off-road and portable equipment would generate noise due to engine mechanicals, engine exhaust,

driveline mechanicals, shaft-driven devices and accessories, hydraulics operation, ground friction and displacement, and gravity drops (dumping, unloading).

Since no intense percussive actions (e.g., hard rock-breaking, large pile-driving) are planned to occur during the site work, no strong ground-borne vibrations are expected to be generated that could affect nearby structures or be noticeable to their occupants.

The Project is expected to require up to approximately 44 months of planned work activities (i.e., from mobilization to substantial completion) comprising five construction phases:

1. Site Preparation;
2. Grading;
3. Building construction;
4. Paving; and
5. Architectural coating.

The nearest receptors are located an average distance of about 100 meters (330 feet) from the central construction zone from which equipment noise would typically emanate. All proposed construction activities for the Project will take place in daylight during regular business hours. Construction is not expected to occur between the hours of 6:00 p.m. and 7:00 a.m. for the duration of the Project. Deviations from this operating schedule would not affect the noise analysis because noise does not persist or accumulate in the environment.

Results of Construction Screening Noise Analysis:

Types of equipment (FHWA 2006) to be used during the Project and noise-emitting characteristics (i.e., usage factors, reference dBA, and percussive source) are shown in Table 4-11 consistent with CalEEMod outputs.

Table 4-11: FHWA Noise Reference Levels and Usage Factors

CalEEMod Construction Detail			FHWA Equipment Type	Ref.	Usage Factor	Ref. Level	Percussive Source
Phase Name	Equipment Description	Qty.			%	dBA	Yes/No
Site Preparation (1)	Rubber Tired Dozers	3	Tractor (rubber tire)	1	40%	84	No
	Tractors/Loaders/ Backhoes	4	Backhoe (with loader)	1	40%	80	No
Grading (2)	Excavators	2	Excavator (hydraulic)	1	40%	85	No
	Graders	1	Grader	1	40%	85	No
	Rubber Tired Dozers	1	Tractor (rubber tire)	1	40%	84	No
	Scrapers	2	Scraper	1	40%	85	No

CalEEMod Construction Detail			FHWA Equipment Type	Ref.	Usage Factor	Ref. Level	Percussive Source
Phase Name	Equipment Description	Qty.			%	dBA	Yes/No
	Tractors/Loaders/ Backhoes	2	Backhoe (with loader)	1	40%	80	No
Building Construction (3)	Cranes	1	Crane	1	16%	85	No
	Forklifts	3	Forklift	1	40%	80	No
	Generator Sets	1	Generator (<25 KVA quiet design)	1	50%	70	No
	Tractors/Loaders/ Backhoes	3	Backhoe (with loader)	1	40%	80	No
	Welders	1	Welding Machine (arc welding)	1	50%	70	No
Paving (4)	Pavers	2	Paver (asphalt)	1	50%	85	No
	Paving Equipment	2	Pavement Scarifier	1	20%	85	No
	Rollers	2	Roller	1	20%	85	No
Architectural Coating (5)	Air Compressors	1	Compressor (air)	1	40%	80	No

Source: CalEEMod version 2020.4.0, FHWA 2006.

The City of San Jacinto General Plan Noise Element (City 2006) contains noise standards for residential living spaces. For residential living spaces, an indoor CNEL limit (threshold) of 45 dB[A] is considered acceptable. Table 4-12 shows a comparison of FHWA screening-level estimated daytime interior noise impacts for peak construction activities at nearby receptors with respect to the threshold. If the threshold is not exceeded, then a project should be considered acceptable, i.e., Less Than Significant.

Table 4-12: Estimated Peak Activity Daytime Noise Impacts – Residential Receptors

Construction Phases	Normal Acceptance Criteria (Residential Interior)		
	Modeled Noise Level (L_{eq} dBA)[a]	Significance Threshold (CNEL dBA)[b]	Exceeds Threshold? (Yes/No)
Background	40.2	45	No
Site Preparation	43.4	45	No
Grading	44.9	45	No
Building Construction	42.6	45	No
Paving	43.9	45	No
Architectural Coating	40.6	45	No
Long-Term Impact	40.2	45	No

Sources: CalEEMod version 2020.4.0, FHWA 2006, Broch 1971, Plog 1988, City 2006.

Notes:

[a] Includes existing street traffic and ambient noise sources (cumulative impacts)

[b] Refer to applicable City or County General Plan Noise Element and Municipal Code Noise Ordinance for thresholds

Operational Noise:

Upon completion of construction and occupancy of the proposed Project, on-site operational noise would be generated mainly by residential-grade HVAC equipment installed on the new buildings. However, the overall noise levels generated by the new HVAC equipment are not expected to be substantially greater than those generated by older HVAC equipment installed on existing buildings near the Project site. As such, the new HVAC equipment associated with the proposed Project would not represent a substantially new type or source of noise in the general vicinity.

The proposed residential Project would not be a source of industrial noise. No adverse impacts are expected from, and no special noise mitigation measures would be required for, the operation of the proposed Project. Therefore, the operational noise impacts of the proposed Project would be less than significant.

Interior areas of the completed Project would not be adversely impacted by ambient (outdoor) urban noise because the Project would be constructed to meet applicable California Code of Regulations (CCR) Title 24 Parts 6 and 11 building energy efficiency standards (CEC 2019). Thermal insulation, e.g., fiberglass batting in exterior walls and double-pane windows, also attenuates sound transmission and thus would provide an acceptable interior noise environment, which is particularly important for sensitive land uses. Specifically, the proposed Project would be designed and constructed to maintain interior noise levels at or below a CNEL of 45 dBA in any normally occupied space of the Project with no other sources of interior noise operating, such as HVAC, appliances, power tools, or office equipment. As such, interior noise impacts of the proposed Project would be less than significant.

Environmental Determination:

a) Generation of 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?

Impact: Less Than Significant Impact

As shown in the above analysis, temporary construction noise would be limited to daylight hours and would permanently cease upon completion of construction. Aggregated average construction noise is not expected to exceed 45 dBA at nearby residential receptors (interiors), which is below the unacceptable range. Operational noise sources for residential buildings, such as new residential-grade HVAC equipment, are of quiet design per commercial standards. Neither construction nor operation of the proposed Project would result in increasing ambient noise levels in excess of applicable standards. Thus, impacts on temporary and permanent ambient noise levels in the vicinity of the proposed Project would be less than significant.

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

Impact: Less Than Significant Impact

The proposed single-family home foundations will be standard concrete slab design on a flat site. Only shallow excavation, trenching, and grading will be required for the foundations and utilities. Construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving). Therefore, no strong ground-borne vibrations are expected to be generated that could affect nearby structures or be noticeable to their occupants. The proposed Project would have a less than significant impact with regards to ground-borne vibration and 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 level?

Impact: No Impact

There is no public or private use airport within 2 miles of the Project site; therefore, no impacts would be expected.

Mitigation Measures:

None required.

4.3.7 Population and Housing

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

Environmental Determination:

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)?

Impact: Less than Significant Impact

The proposed Project would construct 206 single-family residences on 37.87 acres, resulting in 5.43 units per acre. The Project site was planned for residential development by the City, and as such, any population growth as a result of the proposed Project has been planned. The entire Project site consists of land zoned for both Medium Density

Residential (MDR) and Low Density Residential (LDR). The City's General Plan LU-30 cites a maximum residential density for LDR zoned areas of 7 units per acre, with an average of 4 units per acre. The maximum residential density for MDR zoned areas is 10 units per acre, with an average of 6 units per acre. The property has been divided into two zoning based on unit calculation as per the 37.87 acres project site. Based on the area two zones have been allocated to design and execute the project Plan. Therefore, the number of residences that would be developed within the Project site is consistent with planned growth in the General Plan Land Use Element, and unplanned growth would not occur.

The General Plan Land Use Element Table LU-3 identifies the development capacity of the General Plan land uses and provides an estimated persons per household of 2.87. Based on the General Plan assumption, the 206 proposed single-family residences could result in an increased population of approximately 530 residents. The California Department of Finance estimates that in January 2021, the City of San Jacinto had a population of approximately 51,270 and 16,290 housing units (Estimates |Department of Finance (ca.gov)) The proposed Project would result in a 1.0% increase in residents and a 1.1% increase in housing units in the City, which is not substantial growth.

In addition, the proposed Project would be served by the existing public roadways, namely North Ramona Boulevard. The Project site is located less than one (1) mile from the intersection with California State Route 79 (Ramona Expressway), a major throughway within the City. The proposed Project would connect into the existing utility and infrastructure system. The proposed Project does not include, and would not result in, an extension of roads or other infrastructure outside of the Project area that could induce substantial population growth in the area. Therefore, the proposed Project would have less than significant direct and indirect impacts on unplanned population growth.

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

Impact: No Impact

Presently, the Project site is undeveloped and was historically used for agricultural uses without any housing or residential elements. Therefore, development of the proposed Project would have no impact on displacing any existing people or housing.

Mitigation Measures:

None required.

4.3.8 Public Services

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

Environmental Determination:

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

Fire Protection?

Police Protection?

Schools?

Parks?

Other Public Facilities?

Impact: Less Than Significant

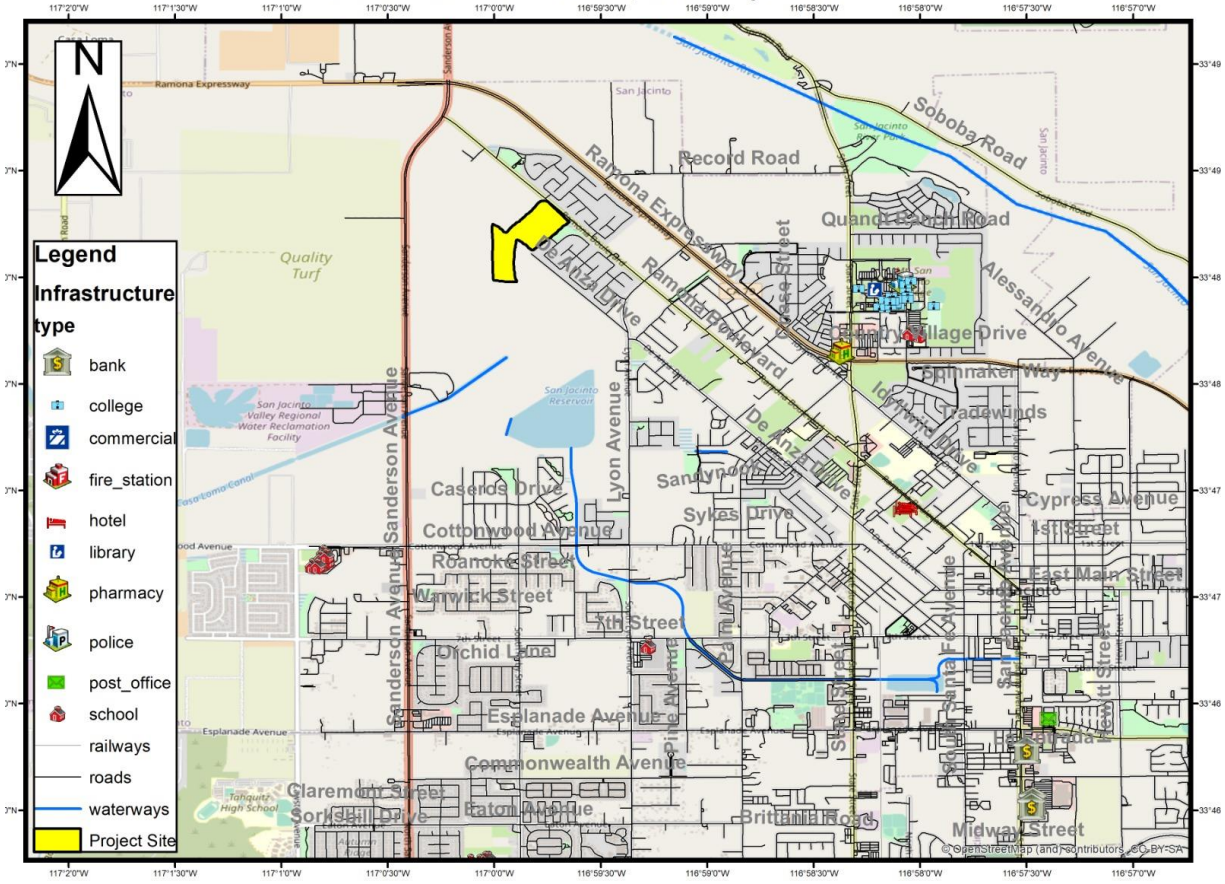
Fire Protection

Fire protection services within the City of San Jacinto are served by River Side Country Fire Department (RCFD). The Fire Department has two (2) fire stations in the City:

- Station 78 is located 1.7 miles south of the Project site at 12450 West Cottonwood Avenue; and
- Station 25 is located 2.8 miles southeast of the Project site at 132 South San Jacinto Avenue.

The Project involves the construction of 206 single-family residences, 5290 new residents and total 57,779 according to world population review data. which may increase the number of emergency calls and demand for RCFD and emergency services. To maintain the level of fire protection and emergency services, the RCFD may require additional fire personnel and equipment. A detail analysis of the past incidents and respond from RCFD and its location availability to the project site at current does not recommend a new nearby location to the project sit. As existing RCFD location is feasible to respond if required. However, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed Project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, RCFD can shift resources to meet local demands for fire protection and emergency services. The proposed Project would create neither capacity nor service level problems, nor would it result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. The service coverage area of RCFD is also included in San Jacito providing Disaster preparation and safety including early warning notifications. RCFD has different departments to cope with emergencies with fast service 24 hours.

Critical Infrastructure acess Map from Project Site



Police Protection

Police protection services within the City of San Jacinto are served by the Riverside County Sheriff's Department. The police station is located at 160 West 6th Street, approximately 3 miles southeast of the Project site. The City's General Plan EIR states that the City was staffed at a ratio of 1.08 officers per 1,000 residents. Assuming a net increase of 528 residents resulting from the development of 206 single-family residences, there would be an incremental increase in demand constituting the work of half a full-time officer, which is less than significant. There would be no need for new or physically altered police facilities as a result of this proposed Project.

Schools

The development of 206 single-family residences may lead to an increase in the number of children served by San Jacinto Unified School District (SJUSD). SJUSD consists of seven elementary schools, three middle schools, and two high schools. Table 3 in the School Fee Justification Study demonstrates the student generation rate for single-family detached (SFD) residences by school level as shown in Table 4-13.

Table 4-13: Students Generated by Proposed Project (San Jacinto Adopted GPU.pdf (civiclive.com))

School Level	Student Generation Rate for SFD Residences	Students Generated by Project (206 SFD Residences)
Elementary	0.3219	67
Middle	0.1620	34
High	0.2073	43
Total	**0.6912**	**143**

The proposed project will accommodate new students in existing schools as the availability of schools within the vicinity and surrounds are sufficient to avail the new students. Education Code Section 17620 authorizes the governing board of a school district to levy school fees to offset the impacts to school facilities from new residential and commercial/industrial construction and reconstruction. To levy Level I fees (statutory fees), a school district must prepare and adopt a school fee justification study pursuant to the provisions of Education Code Section 17620 and Sections 65995 and 66001 of the Government Code. SJUSD developed the School Fee Justification Study to demonstrate the relationship between new residential and commercial/industrial development and SJUSD's need for construction of school facilities, including the cost of school facilities, modernization of existing school facilities, and the amount per square foot of Level I fees that may be levied on residential and commercial/industrial development in accordance with Education Code Section 17620 (SJUSD 2022). As such, the proposed Project would remit residential fee offsets to SJUSD according to the School Fee Justification Study. Impacts on school facilities would be less than significant.

Parks

Municipal Code Section 16.40.030 states the general standard requirement that 5 acres be dedicated to local park and recreational purposes for every 1,000 residents or payment of an in-lieu fee. 528 residents are anticipated to reside within the proposed Project

development, therefore requiring 2.64 acres of parkland dedication within the proposed subdivision.

The proposed Project does not incorporate parkland dedication, and therefore would be required to pay an in-lieu fee to the City. With the payment of in-lieu fees, impacts related to the need to provide new or altered park and recreation facilities in order to maintain acceptable service ratios. The project would result in less than significant impacts.

Other Public Facilities

The proposed Project is consistent with all applicable zoning and land use designations; therefore, impacts related to the increase in demand of public services as a result of the proposed development were planned. The Project vicinity is zoned for residential land uses; therefore, the Project site is adjacent to existing single-family residential developments. These existing developments utilize public facilities such as libraries and post offices. The increase in demand for other public facilities is incremental relative to the existing demand. As a result, the proposed Project would have a less than significant impacts on other public facilities.

Mitigation Measures:

None

4.3.9 Recreation

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial 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?	☐	☐	☐	☑

Environmental Determination:

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?

Impact: Less than Significant

According to the City's website, there are currently over 170 acres of public parks and grassy common areas open to the general public within City limits. The Municipal Code Section 16.40.040 states that the parkland dedication requirement for single-family residences is 0.015 acres per unit or payment of an in-lieu fee. The proposed Project would develop 206 single-family residences and would therefore require a parkland dedication of 2.64 acres. The proposed Project does not include parkland dedication, and therefore would be required to pay an in-lieu fee to the City. With the payment of in-lieu fees impacts related to the need to provide new or altered park and recreation facilities in order to maintain acceptable service ratios would be less than significant with mitigation incorporated.

Residents of the proposed development would also utilize existing and future City parks and recreation facilities. The incremental increase in demand and utilization may affect the rate of physical deterioration of existing park and recreational facilities. However, there are numerous parks and other recreational facilities available that are designed for utilization. For example, Poter ranch park is located within 100 meters, Rancho Las Palmas Perris Park is Located within 5 km and Col Lewis Millte Park is located at 0.70 km from the proposed project site. Therefore, impacts would be less than significant.

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?

Impact: No impact

As mentioned in above section with a resource map and different locations of recreational facilities to the proposed site, there is no need to construct new recreational facilities.

Mitigation Measures:

None required.

4.3.10 Transportation

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation. Would the project:				
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)?	☐	☐	☑	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☑	☐

Summary:

A Local Traffic Assessment (Traffic Study) was prepared for the proposed Project by K2 Traffic Engineering on September 29, 2021 (Appendix E). The Project is expected to have a trip generation of 136 trips in the AM peak hour, including 34 inbound and 102 outbound trips; 182 trips in the PM peak hour, including 115 inbound and 67 outbound trips; and 1,737 daily trips. The Project would not result in any operational deficiencies at study intersections. Therefore, local improvements would not be required.

As we talk about VMT (Vehicle Miles Traveled) the project has adopted VOL policies that set standards for which San Jacinto road infrastructure will strive to maintain. Further projects that are local serving would decrease the number of trips based on available facilities like, parks, schools, banks and other infrastructure.

The project based on family units and road infrastructure is in a low VMT or VMT reducing project.

The study found that the intersection of Ramona Expressway and Sanderson Avenue has been operating at LOS F in the AM peak hour for existing conditions as well as the Project opening year. However, the Project's contribution to the pre-existing operational deficiency would be negligible and local improvements would not be required according to City's local traffic assessment guidelines.

Site access is provided on Ramona Boulevard by the proposed residential street temporarily named "A Street," which will be the main entrance to the Project site. An exclusive eastbound right-turn pocket and an exclusive westbound left-turn pocket will be provided on Ramona Boulevard. This access will be controlled by a Stop sign posted on "A Street" along with corresponding pavement markings.

A secondary access point for the development will be provided on Sanderson Avenue at the proposed De Anza Drive, which provides one lane in each direction with a pavement width of 26 feet. The intersection of De Anza Drive and Sanderson Avenue will be controlled by traffic signals. Upon Project completion, De Anza Drive will serve as a collector for the subject community solely until future developments progress in the surrounding area.

The following intersections were studied for level of service (LOS) analysis to evaluate the potential traffic impacts:

1. Sanderson Avenue at Ramona Expressway;
2. Sanderson Avenue at Ramona Boulevard;
3. Lyon Avenue/Potter Road at Ramona Expressway;
4. Lyon Avenue at Ramona Boulevard;
5. Ramona Boulevard at A Street; and
6. Sanderson Avenue at J Street/De Anza Drive.

The LOS analysis is performed using SYNCHRO software based on the methodologies prescribed in the Highway Capacity Manual (HCM). For signalized intersections, the average control delay per vehicle is estimated for each lane group and aggregated for each approach and for the intersection as a whole. For unsignalized intersections, LOS is related to the control delay for each stop-controlled movement. Table 4-14 provides the relationship between control delay per vehicle and LOS for both signalized and unsignalized intersections.

Table 4-14: LOS Definitions

LOS	Signalized Average Control Delay (sec/veh)	Unsignalized Average Control Delay (sec/veh)	General Description
A	0-10	0-10	Free Flow
B	>10-20	>10-15	Stable Flow (slight delays)
C	>20-35	>15-25	Stable Flow (acceptable delays)
D	>35-55	>25-35	Approaching Unstable Flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55-80	>35-50	Unstable Flow (intolerable delay)
F	>80	>50	Forced Flow (congested and queues fail to clear)

Existing Conditions

The Project site is located on the southwest side of Ramona Boulevard between Shimmering Way and Ranch View Lane in the City of San Jacinto. The site is currently vacant and unimproved.

Ramona Boulevard is classified as a Secondary Roadway in the General Plan's roadway system map. It generally runs east-westerly with one lane in each direction divided by a stripped median. The posted speed limit is 45 miles per hour (mph) in the Project vicinity.

Sanderson Avenue is a north-southerly Urban Arterial in the General Plan's roadway system map that currently provides two lanes in each direction divided by a two-way left-turn lane south of Ramona Boulevard. The posted speed limit is 55 mph in the Project vicinity.

Ramona Expressway is a Limited Access Conventional Highway in the Project vicinity and currently provides three lanes in each direction divided by a raised median and left-turn lanes at major intersections. The posted speed limit is 65 mph in the Project vicinity.

Lyon Avenue is a north-southerly Major Roadway in the General Plan's roadway system map that currently provides one lane in each direction. The posted speed limit is 45 mph in the Project vicinity. The intersection of Lyon Avenue and Ramona Boulevard is controlled by stop signs for all approaches. The intersection of Lyon Avenue and Ramona Expressway is controlled by traffic signals.

De Anza Drive is a Collector in General Plan's roadway system map that begins at Lyon Avenue and extends south to Main Street. It currently provides one lane in each direction and has a posted speed limit of 40 mph.

Turning movement counts in the AM and PM peak hours were collected on Thursday, July 29, 2021. LOS and overall delay for existing conditions are shown in Table 4-15. For existing conditions, all study intersections currently operate at LOS D or better during the AM and PM peak hours, except for the following location:

- Sanderson Avenue at Ramona Expressway (#1): LOS F in the AM peak Hour.

Table 4-15: Existing Conditions – Levels of Service and Approach Delays

Intersection	Control Type	AM Peak Hour		PM Peak Hour	
		LOS	Delay	LOS	Delay
1. Sanderson Ave at Ramona Expy	TS	F	92.3	D	47.8
2. Sanderson Ave at Ramona Blvd	TS	B	10.7	B	15.7
3. Lyon Ave/Potter Rd at Ramona Expy	TS	C	24.7	C	25.8
4. Lyon Ave at Ramona Blvd	AWSC	A	9.5	B	11.2

Note: TS = Traffic Signal; AWSC = All-way-stop control; TWSC = Two-way-stop control; Delay in seconds.

Trip Generation

Trip generation represents the amount of traffic attracted and produced by the Project development. Based upon the recommendations of "Trip Generation, 10th Edition," published by the Institute of Transportation Engineers (ITE), applicable trip generation rates are shown in Table 4-16.

Table 4-16: Trip Generation Rate

Land Use	Unit	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Single-Family Detached Housing (210)	Dwelling Unit	9.44	0.74	25%	75%	0.99	63%	37%

The calculated Project trip generation is summarized in Table 4-17. The Project is expected to have a trip generation of 136 trips in the AM peak hour, including 34 inbound and 102 outbound trips; 182 trips in the PM peak hour, including 115 inbound and 67 outbound trips; and 1,737 daily trips.

Table 4-17: Project Trip Generation

Land Use	Unit	Quantity	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Single-Family Detached Housing (210)	Dwelling Unit	206	136	34	102	182	115	67	1,737

Existing Conditions Plus Project

LOS and approach delays at the study intersections for the existing conditions plus Project scenario are shown in Table 4-18. All intersections will operate at acceptable LOS D or better for the AM and PM peak hours except for the following intersection:

- Sanderson Avenue at Ramona Expressway (#1): LOS F in the AM Peak Hour.

Table 4-18: Existing Conditions Plus Project – Levels of Service and Approach Delays

Intersection	Control Type	AM Peak Hour		PM Peak Hour	
		LOS	Delay	LOS	Delay
1. Sanderson Ave at Ramona Expy	TS	F	92.5	D	49.0
2. Sanderson Ave at Ramona Blvd	TS	B	12.3	B	18.1
3. Lyon Ave/Potter Rd at Ramona Expy	TS	C	24.7	C	26.2
4. Lyon Ave at Ramona Blvd	AWSC	A	9.9	B	12.0
5. Ramona Blvd at "A St"	TWSC	A	9.6	B	11.9
6. Sanderson Ave at De Anza Dr	TS	A	5.4	A	5.5

Note: TS = Traffic Signal; AWSC = All-way-stop control; TWSC = Two-way-stop control; Delay in seconds.

Opening Year Plus Project

The LOS and approach delays for the study intersections under opening year plus Project conditions are shown in Table 4-19. All study intersections remain operating at acceptable LOS D or better except for the following intersection:

- Sanderson Avenue at Ramona Expressway (#1): LOS F in the AM peak hour and LOS E in the PM peak hour.

Table 4-19: Opening Year Plus Project

Intersection	Control Type	AM Peak Hour		PM Peak Hour	
		LOS	Delay	LOS	Delay
1. Sanderson Ave at Ramona Expy	TS	F	97.4	D	55.9
2. Sanderson Ave at Ramona Blvd	TS	B	12.9	B	19.4
3. Lyon Ave at Ramona Expy	TS	C	25.8	C	28.1
4. Lyon Ave at Ramona Blvd	AWSC	A	10.0	B	12.3
5. Ramona Blvd at "A St"	TWSC	A	9.6	B	12.1
6. Sanderson Ave at De Anza Dr	TS	A	5.4	A	5.8

Note: TS = Traffic Signal; AWSC = All-way-stop control; TWSC = Two-way-stop control; Delay in seconds.

Regulatory Setting:

General Plan Requirement

According to the City of San Jacinto "Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment" and consistent with the acceptable LOS in the City's General Plan, the City considers the following criteria in signalized intersection operating requirements:

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

The City considers the following unsignalized intersection criteria when identifying operational deficiencies:

- An operational improvement would be required if either section a) or both sections b) and c) occur:
    a) The addition of Project-related traffic causes the intersection to degrade from an acceptable LOS D or better to LOS E or F; OR
    b) The Project adds 5.0 seconds or more of delay to an intersection that is already projected to operate without Project traffic at a LOS E or F; AND
    c) The intersection meets the peak hour traffic signal warrant after the addition of Project traffic.

If the conditions above are satisfied, improvements should be identified that achieve the following:

- LOS D or better for case a) or to pre-project LOS and delay for case b).

Environmental Determination:

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

Impact: Less Than Significant Impact

Based on existing conditions, Project traffic does not cause any operational deficiency at study intersections, as shown in Table 4-20. The General Plan Designated road will further uplift the smooth circulation and will not cause any operational deficiency.

Therefore, local improvements are not required.

Table 4-20: Operational Deficiency Analysis – Existing Conditions

Intersection	Control Type	Without Project		With Project			Delay Increase	Operational Deficiency
		LOS	Delay	LOS	Delay	Target LOS		
AM Peak Hour								
1. Sanderson Ave at Ramona Expy	TS	F	92.3	F	92.5	–	0.2 (<5, OK)	No
2. Sanderson Ave at Ramona Blvd	TS	B	10.7	B	12.3	D (OK)	–	No
3. Lyon Ave/Potter Rd at Ramona Expy	TS	C	24.7	C	24.7	D (OK)	–	No
4. Lyon Ave at Ramona Blvd	AWSC	A	9.5	A	9.9	D (OK)	–	No
5. Ramona Blvd at "A St"	TWSC	–	–	A	9.6	D (OK)	–	No
6. Sanderson Ave at De Anza Dr	TS	–	–	A	5.5	D (OK)	–	No
PM Peak Hour								
1. Sanderson Ave at Ramona Expy	TS	D	47.8	D	49.0	D (OK)	–	No
2. Sanderson Ave at Ramona Blvd	TS	B	15.7	B	18.1	D (OK)	–	No
3. Lyon Ave at Ramona Expy	TS	C	25.8	C	26.2	D (OK)	–	No
4. Lyon Ave at Ramona Blvd	AWSC	B	11.2	B	12.0	D (OK)	–	No
5. Ramona Blvd at "A St"	TWSC	–	–	B	11.9	D (OK)	–	No
6. Sanderson Ave at De Anza Dr	TS	–	–	A	5.5	D (OK)	–	No

Note: TS = Traffic Signal; AWSC = All-way-stop control; TWSC = Two-way-stop control; Delay in seconds.

At the Project opening year, Project traffic does not cause any operational deficiency at study intersections, as shown in Table 4-21. Therefore, local improvements are not required.

Table 4-21: Operational Deficiency Analysis – Opening Year

Intersection	Control Type	Without Project		With Project			Delay Increase	Operational Deficiency
		LOS	Delay	LOS	Delay	Target LOS		
AM Peak Hour								
1. Sanderson Ave at Ramona Expy	TS	F	97.0	F	97.4	–	0.5 (<5, OK)	No
2. Sanderson Ave at Ramona Blvd	TS	B	11.0	B	12.9	D (OK)	–	No
3. Lyon Ave/Potter Rd at Ramona Expy	TS	C	25.8	C	25.8	D (OK)	–	No
4. Lyon Ave at Ramona Blvd	AWSC	A	9.7	A	10.0	D (OK)	–	No
5. Ramona Blvd at "A St"	TWSC	–	–	A	9.6	D (OK)	–	No
6. Sanderson Ave at De Anza Dr	TS	–	–	A	5.4	D (OK)	–	No
PM Peak Hour								
1. Sanderson Ave at Ramona Expy	TS	D	54.4	D	55.9	–	1.5 (<5, OK)	No
2. Sanderson Ave at Ramona Blvd	TS	B	16.8	B	19.4	D (OK)	–	No
3. Lyon Ave at Ramona Expy	TS	C	27.6	C	28.1	D (OK)	–	No
4. Lyon Ave at Ramona Blvd	AWSC	B	11.5	B	12.3	D (OK)	–	No
5. Ramona Blvd at "A St"	TWSC	–	–	B	11.5	D (OK)	–	No
6. Sanderson Ave at De Anza Dr	TS	–	–	A	5.8	D (OK)	–	No

Note: TS = Traffic Signal; AWSC = All-way-stop control; TWSC = Two-way-stop control; Delay in seconds.

The study found that the intersection of Ramona Expressway and Sanderson Avenue has been operating at LOS F in the AM peak hour for existing conditions as well as the Project opening year. However, the Project's contribution to the pre-existing operational deficiency is negligible and local improvements are not required, according to City's local traffic assessment guidelines.

The commuter rail serving parts of Riverside County has not yet expanded into San Jacinto. Public bus service is provided by the Riverside Transit Agency. Three bus routes currently

operate in the City of San Jacinto. Route 31 provides access along State Street and to the north and south ends of the City. Route 32 serves Mount San Jacinto Community College. Route 42 provides service from the eastern portion of the City to shopping areas in the south. These existing bus routes provide limited access to the employment centers, shopping, and recreational areas within the City. The proposed Project will have no impact on the existing bus routes.

The nearest bikeway to the Project site is the Class I Bikeway along Ramona Expressway. The proposed Project may result in an incremental increase on traffic along Ramona Expressway. However, cumulative impacts on bicycle facilities would be less than significant.

The proposed Project would have an overall less than significant impact on any conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. No mitigation is required.

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

Impact: Less Than Significant Impact

CEQA Guidelines Section 15064.3 – Determining the Significance of Transportation Impacts states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. The City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment provides the following VMT screening criteria from the Western Riverside Council of Governments (WRCOG) to assess the potential for VMT impacts (City of Riverside 2020):

1. Transit Priority Area (TPA) Screening: Projects which are located within a TPA are presumed to have a less than significant impact on VMT.
2. Low VMT Area Screening: This screening threshold applies to residential or office projects that are located within a low VMT-generating area, which are identified by WRCOG as traffic analysis zones (TAZ) where total daily VMT per service population performs at or below the jurisdictional average of total VMT per service population under base year (2012) conditions. Projects which are located within a low VMT-generating area are presumed to have a less than significant impact on VMT.
3. Project Type Screening: Local serving projects listed in the Transportation Impact Assessment (TIA) Guidelines and projects that generate fewer than 110 net new daily vehicle trips (or 11 single-family residences) are presumed to have a less than significant impact on VMT.

The Traffic Study prepared for the proposed Project used the VMT screening tool, Riverside County Traffic Analysis Model (RIVTAM). The screening tool identified that the jurisdictional average 2012 daily home-based work VMT per worker was 7.59. The Project TAZ 2012 daily home-based work VMT per worker was 4.43. Therefore, the proposed Project was screened from the VMT assessment due to low VMT generating TAZ

based on Home-Based Work VMT. The proposed Project is consistent with CEQA Guidelines Section 15064.3, subdivision (b).

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

Impact: Less than Significant Impact

The proposed Project will not include any incompatible land uses such as farm equipment. Furthermore, the proposed Project does not have any geometric design features that may pose as a hazard. The proposed Project will add a residential street temporarily named "A Street," and an accompanying exclusive eastbound right-turn pocket and an exclusive westbound left-turn pocket will be provided on Ramona Boulevard. This access will be controlled by a stop sign posted on "A Street." As the design of streets are not geometric that involves sharp turn or hazard prone shapes. Further the street A is also controlled by a stop sign and the design feature does not include any hazard prone designs which may cause harm and such parameters of future impacts have been analyzed before designing the streets. The proposed Project is not anticipated to substantially increase hazards due to a geometric design feature or incompatible uses; therefore, impacts would be less than significant.

d) Result in inadequate emergency access?

Impact: Less than Significant Impact

During Project construction, the site would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (24 CCR Part 9), which would be ensured through the City's permitting process. Implementation of the proposed Project through the City's permitting process would ensure adherence to existing regulations and would reduce potential construction-related emergency access impacts to a less than significant level. The Project site plan was designed in compliance with all applicable City codes and approved by the City. Therefore, cumulative impacts related to emergency access are less than significant.

Mitigation Measures:

None required.

4.3.11 Tribal Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
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 © of Public Resources Code §5024.1. In applying the criteria set forth in subdivision © of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☑	☐	☐

Summary:

Refer to Section 4.3.5, Cultural Resources.

Regulatory Setting:

Assembly Bill 52

AB 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that tribal cultural resources must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. PRC Section 21074 describes a tribal cultural resource as a site, feature, place, cultural landscape, sacred place,

or object that is considered of cultural value to a California Native American tribe. A tribal cultural resource (TCR) is:

- On the CRHR or a local historical register;
- Eligible for the CRHR or a local historical register; or
- 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 PRC Section 5024.1.

AB 52 formalizes the lead agency tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the Project area, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a Negative Declaration, Mitigated Negative Declaration (MND), or EIR.

Section 1 (a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on TCRs should be considered under CEQA. Section 6 of AB 52, which adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects on TCRs, the consultation shall include those topics [PRC Section 21080.3.2(a)]. The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted [PRC Section 21082.3(a)].

Environmental Determination:

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)

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.

Impact: Less Than Significant with Mitigation Incorporated

A significant impact would occur if the Project would cause a substantial adverse change in the significance of a TCR, defined in PRC Section 21074 as either a site, feature, place,

cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, i.e., the Soboba Band of Luiseño Indians in the Project area, which is listed or eligible for listing in the CRHR or in a local register of historical resources as defined in PRC Section 5020.1(k). A project-specific Phase I Cultural Resources Assessment (Phase I Assessment) was prepared by Archaeological Associates (2021), included as Appendix C of this ISMND. The Phase I Assessment included results from a partial search, it refers to initial sample study for the case as it included sites within 1-mile radius of the project initially. of all available previously recorded prehistoric and historic archaeological sites situated within a 1-mile radius of the study area. Additionally, the National Register of Historic Places (NRHP), CRHR, California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the California Directory of Properties [also known as the Historic Resources Inventory (HRI)] were reviewed for the purpose of identifying any historic properties. Pertinent archaeological reports were also reviewed and all relevant information was incorporated into the study. A current records search at the Eastern Information Center (EIC) housed at the University of California at Riverside was not available due to the ongoing COVID-19 virus crisis. Alternatively, records from previous, nearby assessments as well as those from others were utilized.

While there are currently no recorded archaeological sites within the Project area, buried resources could potentially be unearthed during Project activities. Therefore, customary caution and a halt-work condition would be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find would stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources would not be attempted by Project personnel.

Approved by Governor Brown on September 25, 2014, AB 52 establishes a formal consultation process for California Native American tribes to identify potential significant impacts to TCRs, as defined in PRC Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Intent of a Negative Declaration, MND, or EIR on or after July 1, 2015. PRC Section 21084.2 now establishes that a project that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment. To help determine whether a project may have such an effect, PRC Section 21080.3.1 requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of the proposed Project. That consultation must take place prior to the release of a Negative Declaration, MND, or EIR for the Project. As a result of AB 52, the following must take place: 1) prescribed notification and response timelines; 2) consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and 3) documentation of all consultation efforts to support CEQA findings for the administrative record.

Under AB 52, if a lead agency determines that a project may cause a substantial adverse change to a TCR, the lead agency must consider measures to mitigate that impact. PRC Section 21074 provides a definition of a TCR. In brief, in order to be considered a TCR, a resource must be either: 1) listed, or determined to be eligible for listing, on the national, State, or local register of historic resources, or 2) a resource that the lead agency chooses,

in its discretion supported by substantial evidence, to treat as a TCR. In the latter instance, the lead agency must determine that the resource meets the criteria for listing in the CRHR or City Designated Cultural Resource. In applying those criteria, a lead agency shall consider the value of the resource to the tribe.

As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the Project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

The following is the City of San Jacinto's AB 52 Tribal consultation list:
• Morongo Band of Mission Indians; Honorable Robert Martin, Chairperson.
• Morongo Band of Mission Indians; Denisa Torres, Cultural Heritage Program Coordinator.
• Pechanga Band of Mission Indians; Ebru Ozdil, Cultural Analyst, Pechanga Cultural Resources
Department.
• Rincon Band of Luiseño Indians; Deneen Pelton, Administrative Assistant, Cultural Resources
Department.
• Rincon Band of Luiseño Indians; Sheryl Madrigal, Manager, Cultural Resources Department.
• Soboba Band of Luiseño Indians; Joseph Ontiveros, Cultural Resource Director.
• Soboba Band of Luiseño Indians; Jessica Valdez, Assistant to the Cultural Resource Director.
• Agua Caliente Band of Cahuilla Indians; Patricia Garcia, Director of Tribal Historic Preservation
Office.
• Torres Martinez Desert Cahuilla Indians; Alicia Reed, Cultural Resource Coordinator.
• San Manuel Band of Mission Indians; Ryan Nordness, Cultural Resources Analyst.

The Soboba Band of Luiseño Indians requested consultation and the consultation was held on February 8, 2024. Input received from the Soboba Band of Luiseño Indians indicated no known presence of tribal cultural resources within the Project boundary but requests regarding input on mitigation for tribal cultural resources, should a resource be discovered, were incorporated into the Project's mitigation requirements.

Mitigation Measures:

MM-TCR-1: Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed.

MM-TCR-2: Discovery of Human Remains
If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie

adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified.

In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.

4.3.12 Utilities and Service Systems

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems. Would the project:				
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?	☐	☐	☑	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☑	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☑

Environmental Determination:

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?

Impact: Less than Significant Impact

The proposed Project would develop the Project site and install new utility connections to the existing utility infrastructure. Water and sewer will be served by EMWD. There is an existing 8-inch polyvinyl chloride (PVC) water pipeline along the northeast boundary of the site, perpendicular to Ramona Boulevard. The proposed Project would install 8-inch PVC branch water lines that would connect to the existing water pipeline. The new pipes would convey water to the proposed residences. The City has an existing 27-inch prestressed concrete pipe (PCP) sewer line along Ramona Boulevard. The proposed Project would install 8-inch PVC sewer lines throughout the site, connecting to the 27-inch sewer line.

Electric power will be served by Southern California Edison (SCE). Natural gas will be served by The Southern California Gas Company. Cable/broadband will be served by Time Warner. Telephone, FIOS TV/broadband will be served by Verizon.

Construction of new utility facilities and infrastructure for the proposed Project may have a temporary impact on air quality due to the use of offroad construction equipment and onroad vehicles. Construction emissions impacts have been evaluated in the Air Quality Study included as Appendix A and discussed in Section 4.3.3. The Air Quality Study found that the emissions impacts related to project construction would be less than significant.

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

Impact: Less than Significant Impact

A significant impact would occur if the proposed Project would increase water consumption to such a degree that the capacity of facilities currently serving the Project

site would be exceeded. As discussed in Section 4.3.10, water supplies serving the Project site would be served by EMWD. The most recent UWMP prepared by EMWD in 2020 considers regional growth projections from the SCAG 2020 Connect SoCal. The 2020 Connect SoCal regional growth forecast was prepared based on General Plan Land Use designations.

Since the proposed Project is consistent with the City's General Plan Land Use designation, the proposed Project was included in EMWD's planning for future developments. Table 4-3 in the UWMP demonstrates projected demands for potable and raw water through 2045, which is reproduced as Table 4-22 below. As shown in Table 4-22, total demand for water in 2025 would be 102,600 acre-feet per year (AFY), increasing by 20% to 123,000 AFY in 2045. Total gross water use is provided in UWMP Table 4-5 and reproduced below as Table 4-23, which demonstrates EMWD would have a combined supply of 145,930 AFY in 2025 and a combined supply of 187,100 AFY in 2045. This provides an estimated surplus of 43,330 AFY in 2025 and a surplus of 61,100 AFY in 2045. Thus, sufficient water supplies are projected to serve the proposed Project, with projected surpluses as contingency against drought conditions. Impacts related to water supplies would be less than significant.

Table 4-22: Projected Demands for Potable and Raw Water

Use Type	Additional Description	Projected Water Use				
		2025	2030	2035	2040	2045
Single Family	Potable Water	66,900	71,700	76,700	80,500	84,000
Multi-Family		8,500	9,100	9,700	10,200	10,600
Commercial		6,100	6,500	7,000	7,300	7,600
Industrial		600	600	700	700	700
Institutional/Governmental		2,700	2,900	3,100	3,200	3,400
Landscape		8,400	7,600	6,800	6,200	5,500
Agricultural Irrigation		1,500	1,500	1,500	1,500	1,500
Agricultural Irrigation	Raw Water	500	500	500	500	500
Other		0	0	0	0	0
Non-Revenue	System losses & unbilled, authorized consumption	7,400	7,900	8,400	8,800	9,200
TOTAL:		**102,600**	**108,300**	**114,400**	**118,900**	**123,000**

1) Passive water savings due to the provisions outlined in the Administrative Code are included in the demand projections for EMW"s retail service area.
2) Landscape demands remain constant/decrease over time as landscape accounts are offset by conversion to the recycled water system.
3) Projections for losses in the table include system losses (real and transparent) and unbilled, authorized consumption.

Table 4-23: Total Gross Water Use

–	2020	2025	2030	2035	2040	2045
Potable and Raw Water From Table 4-1R and 4-2R	84,673	102,600	108,300	114,400	118,900	123,000
Recycled Water Demand* From Table 6-4R	31,243	43,330	49,020	54,500	59,800	64,100
TOTAL WATER USE:	**115,916**	**145,930**	**157,320**	**168,900**	**178,700**	**187,100**

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?

Impact: Less than Significant Impact

Wastewater treatment services are provided by EMWD. Wastewater from the Project site would be conveyed to the San Jacinto Valley Regional Water Reclamation Facility, which has typical daily flows of 7 million gallons per day (MGD), a current capacity of 14 MGD, and an ultimate capacity of 27 MGD (EMWD 2021). Thus, the plant currently has an additional capacity of 7 MGD and a future additional capacity of 13 MGD.

EMWD's 2015 Wastewater Collection System Master Plan Update calculates average dry weather flow (ADWF) by multiplying the number of equivalent dwelling units (EDUs) per land parcel by a rate of 235 gallons per day/EDU (EMWD 2015). The Wastewater Collection System Master Plan Update identifies that single-family residences with an average density of 4.5 dwelling units/acre generate 1 EDU/dwelling unit. Therefore, the 206 single-family residences developed by this proposed Project would generate approximately 43,000 gallons per day (0.043 MGD), which is within the existing and future capacity of the San Jacinto Valley Regional Water Reclamation Facility. Therefore, impacts on wastewater system capacity would be less than significant.

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?

Impact: Less than Significant Impact

According to the General Plan, the City disposes of its waste in the Lamb Canyon Landfill. Lamb Canyon Sanitary Landfill is permitted to accept 5,000 tons per day of solid waste and is estimated to have an operations cease date of April 1, 2032. According to CalRecycle, the facility has a remaining capacity of 19,242,950 tons, or about 1.825 million tons per year on a daily basis for the remaining life of the facility.

The CalEEMod analysis estimated that operation of the proposed Project would generate approximately 108 tons of solid waste per year with recycling and diversion programs implemented, which represents a 50% reduction compared to traditional solid waste disposal. In context with the Lamb Canyon Landfill annual capacity, this rate represents approximately 0.006% of capacity, which can be considered de minimis. Thus, the solid waste generation impact would be less than significant.

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

Impact: No Impact

A significant impact could occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. These regulations include:

- California Integrated Waste Management Act of 1989 (AB 939). AB 939 requires cities and counties to reduce the amount of solid waste entering existing landfills through recycling, reuse, and waste prevention efforts. These efforts have included permitting procedures for waste haulers and handlers.
- San Jacinto incorporates the CALGreen Code, which is applicable to the construction of new buildings, by addressing construction waste reduction, disposal, and recycling. Demolition and construction activities would recycle or reuse a minimum of 65% of the non-hazardous construction and demolition waste.
- AB 341 requires diversion of a minimum of 75% of operational solid waste.

The proposed Project would comply with federal, state, and local statutes and regulations relating to solid waste. The proposed Project would not have any adverse impacts on compliance.

Mitigation Measures:

None required.

4.3.13 Wildfires

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
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?	☐	☐	☐	☑

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☑
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☑

Environmental Determination:

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

Impact: No Impact

The Project site is not located in or near State responsibility areas or lands classified as very high fire hazard zones. As this project is not vulnerable to such hazards but evacuation plan is still needed for any kind of emergency. This project is already surrounded by an open park and open spaces at another side makes it feasible for evacuation and an evacuation plan will be provided and shared with the community to respond and evacuate themselves in case of emergency.

The Project site does not include wildlands or high-fire-hazard terrain. As such, no impacts would occur, and no mitigation is required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Impact: No Impact

The Project site is located on flat terrain nor is it adjacent to sloped terrain. The Project site does not include wildlands or high-fire-hazard terrain. As such, no impacts would occur, and no mitigation is required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Impact: No Impact

The Project site is not located in or near State Responsibility Areas or lands classified as very high fire hazard zones. Additionally, the proposed Project does not include any infrastructure that would exacerbate fire risks. The proposed Project would construct internal streets and install compliant fire suppression facilities (e.g., hydrants and sprinklers) that conform to the California Fire Code requirements, included as required per Municipal Code Chapter 8.16, Property Maintenance and Nuisance Abatement as verified through the City's permitting process. Further, electrical utilities inside the development would be underground, eliminating fire risks associated with overhead power lines. Therefore, impacts related to infrastructure that could exacerbate fire risks would not occur with the proposed Project.

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?

Impact: Less than Significant

The Project site is not located in or near State Responsibility Areas (SRA) or lands classified as very high fire hazard zones. Based on Hazard Mapping, the Project site and nearby parcels are located on flat terrain and is considered safe from flooding and are not located in or near a riverbed. But for storm water a proper sewage design is required, and no mitigation is required as such based on the hazard map which is designed and studies geologically. The proposed Project would construct bioretention basins to convey storm water from the Project site to reduce the risks of flooding. Therefore, no impacts are anticipated.

Mitigation Measures:

None required.

4.3.14 Mandatory Findings of Significance

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.				
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?	☐	☐	☑	☐

Environmental Determination:

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?

Impact: Less Than Significant Impact with Mitigation Incorporated

The proposed Project was evaluated and is not expected to substantially degrade the quality of the environment, have significant impacts on biological resources, affect important cultural resources, or impair public services. Further, related to these resource areas, this focused IS found that the proposed Project would not have significant impacts on air quality due to combustion emissions, odors, or generation of fugitive dust. The proposed Project is expected to have a less than significant impact.

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.)

Impact: Less Than Significant Impact with Mitigation Incorporated

CEQA Guidelines Section 15065(a) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the proposed Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed Project would not contribute substantially to adverse cumulative conditions or create any substantial indirect impacts.

As described in the impact analyses above, there would be either no impacts or less than significant impacts across all topical areas with applicable BMPs implemented, except for 4.3.4 Biological Resources, 4.3.5 Cultural Resources and 4.3.18 Tribal Cultural Resources). The mitigation measures MM-BIO-1, MM-CUL-1, MM-CUL-2, MM-CUL-3, MM GEO-1, MM-TCR-1, and MM-TCR-2 would be needed for achieving less than significant impacts.

All other pending, approved, and completed projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the City of San Jacinto General Plan and Municipal Code, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets all applicable federal, State, and local regulations and codes. As currently designed, and by complying with applicable codes and regulations, the proposed Project would not contribute to a cumulative impact. Thus, the cumulative impacts of pending, approved, and completed projects would be less than cumulatively considerable and have a less than significant impact.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Impact: Less Than Significant Impact

The ways in which people can be subject to adverse effects from the proposed Project include possible exposure to engine exhaust emissions and fugitive dust, possible exposure to hazardous materials, and possible exposure to noise and traffic hazards. The analyses of environmental issues contained in this focused IS indicate that the Project is not expected to have probable or substantial impacts on human beings, either directly or indirectly. A less than significant impact is predicted for this checklist item.

Mitigation Measures:

As determined in the Sections I through XX impact analyses, with implementation of applicable BMPs, and implementation of mitigation measures MM-BIO-1, MM-CUL-1, MM-CUL-2, MM-CUL-3, MM-CUL-4, MM-GEO-1, MM-TCR-1 and MM-TCR-2 and no other mitigation measures are needed for the proposed Project.

5.0 REFERENCES

California Department of Conservation. 2016. California Important Farmland Finder. Website (https://maps.conservation.ca.gov/dlrp/ciff/) accessed July 26, 2022.

California Department of Forestry and Fire Protection (Cal FIRE). 2022. Fire Hazard Severity Zones Viewer. Website (https://egis.fire.ca.gov/FHSZ/) accessed July 26, 2022.

California Department of Transportation (Caltrans). 2022. California State Scenic Highways. Website (https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways) accessed July 26, 2022.

California Geological Survey (CGS). 2022. Earthquake Zones of Required Investigation. Website (https://maps.conservation.ca.gov/cgs/EQZApp/app/) accessed July 26, 2022.

City of San Jacinto (City). 2012. "Article 3: Site Planning and Development Standards." San Jacinto Development Code, Title 17. Website (https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_10384345/File/City%20Government/Community%20Development/Planning/Development%20Code%20April%202021/03%20Article%203.pdf) accessed July 26, 2022.

City of San Jacinto (City). 2018. San Jacinto Zoning. Website (https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_10384345/Image/City%20Government/CommunityDevelopment/Planning/Zoning_upd_030818%20-%20Copy.pdf) accessed July 26, 2022.

City of Riverside. 2020. Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment. Website (https://www.riversideca.gov/traffic/pdf/TIA%20Guidelines%20-%20July%202020-Final.pdf) accessed July 26, 2022.

Eastern Municipal Water District (EMWD). 2015. Wastewater Collection System Master Plan. Website (https://www.emwd.org/sites/main/files/file-attachments/sewer_master_plan_supplement_2015_wwfmp_planning_and_sizing_criteria_appendix_3a.pdf?1607991101) accessed July 26, 2022.

EMWD. 2020. Urban Water Management Plan. Website (https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan_0.pdf?1625160721) accessed July 26, 2022.

EMWD. 2021. San Jacinto Valley Regional Water Reclamation Facility Fact Sheet. Website (https://www.emwd.org/sites/main/files/file-attachments/sjvrwrffactsheet.pdf) accessed July 26, 2022.

San Jacinto Unified School District (SJUSD). 2022. School Fee Justification Study. Website (https://4.files.edl.io/b666/05/10/22/222903-290081e6-1256-4f89-90d9-c599445fbf8f.pdf) accessed July 26, 2022.

United States Department of Agriculture (U.S. DOA). 2016. California's Forest Resources: Forest Inventory and Analysis, 2001-2010. Website (https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_10384345/Image/City%20Government/CommunityDevelopment/Planning/Zoning_upd_030818%20-%20Copy.pdf) accessed on October 13, 2021.

5.1 Air Quality and Greenhouse Gas References

California Air Resources Board (CARB). 2017. California's 2017 Climate Change Scoping Plan. Website (https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan) accessed October 12, 2021.

California Department of Resources Recycling and Recovery (CalRecycle). 2016. Solid Waste Cleanup Program Weights and Volumes for Project Estimates. Website (https://www.calrecycle.ca.gov/swfacilities/cdi/tools/calculations/) accessed October 12, 2021.

California Emissions Estimation Model® (CalEEMod). 2021. Version 2020.4.0. Website (http://www.caleemod.com/) accessed October 12, 2021.

California Energy Commission (CEC). 2019. Building Energy Efficiency Program. Website (https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards) accessed October 12, 2021.

South Coast Air Quality Management District (SCAQMD). 2019. Air Quality Significance Thresholds. Website (http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2) accessed October 12, 2021.

South Coast Air Quality Management District (SCAQMD). 2017. Final 2016 AQMP - CARB/EPA/SIP Submittal (March 2017). Website (http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp#) accessed July 22, 2022.

South Coast Air Quality Management District (SCAQMD). 2008a. Localized Significance Threshold Methodology. Website (http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2) accessed October 12, 2021.

South Coast Air Quality Management District (SCAQMD). 2008b. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Website (http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2) accessed October 12, 2021.

The Climate Registry (TCR). 2020. Default Emission Factors Document. Website (https://www.theclimateregistry.org/wp-content/uploads/2020/04/The-Climate-Registry-2020-Default-Emission-Factor-Document.pdf) accessed October 12, 2021.

5.2 Noise References

Broch, Jens. 1971. Acoustic Noise Measurements. Bruel & Kjaer.

California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. Website (https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf) accessed October 12, 2021.

City of San Jacinto (City). 2006. General Plan, Noise Element. Website (https://www.sanjacintoca.gov/city_departments/community-development/general-plan) accessed October 12, 2021.

Plog, Barbara, Ed. 1988. Fundamentals of Industrial Hygiene – 3rd Edition, National Safety Council.

U.S. Department of Transportation – Federal Highway Administration (FHWA). 2006. Roadway Construction Noise Model User's Guide. Website (https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/) accessed October 12, 2021.

U.S. Department of Transportation – Federal Transit Authority (FTA). 2006. Transit Noise and Vibration Impact Assessment. Website (https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf) accessed October 12, 2021.

5.3 Archeological/Cultural References

BEAN, L.J. and K.S. SAUBEL

1972 *Temalpakh: Cahuilla Indian Knowledge and Usage of Plants*. Malki Museum Press. Banning.

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

1989 *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format*. California Office of Historic Preservation. Sacramento.

DUBOIS, CONSTANCE GODDARD

1908 The Religion of the Luiseño Indians of Southern California. *University of California Publications in American Archaeology and Ethnology*, Vol. 8, No. 3. Berkeley.

EASTER, P. and P. BEEDLE

2005 Site record form for historic resource RIV-8195/P-33-15734 on file with the Eastern Information Center, University of California at Riverside.

ELSASSER, ALBERT B.

1978 Development of Regional Prehistoric Cultures. IN, *Handbook of North American Indians*, Vol. 8: 37ff. Smithsonian Institution. Washington, D.C.

GIFFORD, E.W.

1918 Clans and Moieties in Southern California. *University of California Publications in American Archaeology and Ethnology*, Vol. 14, pp.155-219.

GOODWIN, RIORDAN

2002 Site record form for archaeological site 33-14710 on file with the Eastern Information Center, University of California at Riverside.

HEIZER, ROBERT F. AND M.A. WHIPPLE

1951 *The California Indians: A Source Book*. University of California Press. Berkeley.

KROEBER, ALFRED A.

1925 *Handbook of Indians of California*. Bureau of American Ethnology, Bulletin No. 78. Smithsonian Institution. Washington, D.C.

MASIEL-ZAMORA, MYRA RUTH
2013 *Analysis of 'Éxva Teméeku, a Luiseño Indian Village Site Named Temeku,*. Unpublished Master's thesis, Department of Anthropology, San Diego State University.

MAY, RONALD V.
1975 A Brief Survey of Kumeyaay Ethnography: Correlations Between Environmental Land-Use Patterns, Material Culture, and Social Organization. *Pacific Coast Archaeological Society Quarterly*, Vol. 11, No. 4., pp. 1-25.

OXENDINE, JOAN
1983 *The Luiseño Village During the Late Prehistoric Era*. Ph.D. dissertation. Department of Anthropology, University of California, Riverside.

RAVEN, P.H.
1966 *Native Shrubs of Southern California*. California Natural History Guides:15. Berkeley.

RIVERSIDE COUNTY HISTORICAL COMMISSION
1988 Application For Point of Historic Interest: Russian Transpolar Landing Site. Unpublished application with support material on file with the Eastern Information Center (P-33-9697), University of California at Riverside.

SPARKMAN, PHILIP STEDMAN
1908 The Culture of the Luiseño Indians. *University of California Publication in American Archaeology and Ethnology*, Vol. 8, No. 4. Berkeley.

STRONG, WILLIAM DUNCAN
1929 Aboriginal Society in Southern California. *University of California Publications in American Archaeology and Ethnology*, Vol. 48, No. 2. Berkeley.

TANG, BAI "TOM" and MICHAEL HOGAN
2007 Identification and Evaluation of Historic Properties: San Jacinto Valley Regional Water Reclamation Facility Expansion Project, 700 North Sanderson Avenue, City of San Jacinto, Riverside County, California. CRM Tech, Colton. Unpublished report on file with the Eastern Information Center (RI-7670), University of California at Riverside.

VAN HORN, DAVID
1987 *Excavations at the Del Rey Site (LAN-63) and the Bluff Site (LAN-64) in the City of Los Angeles*. Unpublished report on file with Archaeological Associates. Sun City.

WALLACE, WILLIAM J.
1955 A Suggested Chronology for Southern California Coastal Archaeology. *Southwest Journal of Anthropology*, Vol. 11, No. 3:214ff.

WILKE, PHILLIP J.
1974 Settlement and Subsistence at Perris Reservoir: A Summary of Archaeological Investigations. IN: *Perris Reservoir Archaeology, Late Prehistoric Demographic Change in Southeastern California. S.F. O'Connell et al., eds. Archaeological Report 14*. Sacramento Department of Parks and Recreation.

5.4 Biological References

Amadon, Dean; Bull, John. 1988. Hawks and owls of the world: a distributional and taxonomic list. Western Foundation of Vertebrate Zoology. 3(4): 295-357

Botelho, E. S. And P. C. Arrowood. 1998. The effect of burrow site use on the reproductive success of a partially migratory population of western burrowing owls (*Speotyto cunicularia hypugaea*). J. Raptor Research 32: 233-240

Boyd, S.D., L.E. Arnseth, and T.S. Ross. 1989. Botanical Assessment of Bedford Properties Holdings Surrounding Vail Lake, Pauba Valley, Western Riverside County, California (Technical Appendix A). In Nelson, S.G., Boyd, S.D., Arnseth, L.E., and Ross, T.S. Biological Assessment of Bedford Properties Holdings Surrounding Vail Lake, Pauba Valley, Western Riverside County, California. Unpublished report submitted to Riverside County Board of Supervisors and Riverside County Planning Department, Riverside, California.

Boyd, S.D. and D.L. Banks. 1995. A Botanical Assessment of the Agua Tibia Wilderness Area, Cleveland National Forest. Rancho Santa Ana Botanic Garden, Claremont, California. 78 pp.

Bramlet, D. 1993. Plant Species of Special Concern in the Alkaline Sinks of the San Jacinto River and Old Salt Creek Tributary Area. Unpublished.

California Department of Fish and Wildlife. 2020. Natural Diversity Database.

California Native Plant Society (CNPS). 2005. Inventory of Rare and Endangered Plants (online edition, v6-05d). California Native Plant Society. Sacramento, CA.

Collins, Charles T.; Landry, Ross E. 1977. Artificial nest burrows for burrowing owls. North American Bird Bander. 2: 151-154.

County of Riverside (County). 2003. Western Riverside County Multiple Species Habitat Conservation Plan. Online resource.

County of Riverside Environmental Programs Department. 2006. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, March 29, 2006. 8 pp.

Desante, D. F.; Ruhlen, E.; Amin, S.; Burton, K. M. 1993. Results of the 1991 census of burrowing owls in central California: an alarmingly small and declining population. Journal of Raptor Research. 27(1): 59.

Garrett, K., and J. Dunn. 1981. Birds of Southern California: Status and Distribution. Los Angeles Audubon Society.

Gillespie, I. G. 2003. Ecology and Restoration of *Erodium macrophyllum*. Ph.D. dissertation: University of California, Riverside, CA.

Google Earth. 2020. Google, Inc.

Haug, E.A., B.A. Milsap, and M.S. Martell. 1993. "Burrowing Owl." Birds of North America. Ed. A. Poole and F. Gill.

Henny, Charles J.; Blus, Lawrence J. 1981. Artificial burrows provide new insight into burrowing owl nesting biology. Raptor Research. 15(3): 82-85.

Hernandez Environmental Services. 2023. General Biological Assessment And Western Riverside County MSHCP Consistency Analysis For TTM 38066. City Of San Jacinto, County Of Riverside, California.

Hickman, J. C., ed. 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley, California.

James, P. C. 1993. The status of the burrowing owl in North America. Jour of Raptor Research. 27(1): 89.

James, P.C., and T.J. Ethier. 1989. Trends in the winter distribution and abundance of burrowing owls in North America. American Birds 43:1224-1225.

Johnsgard, Paul A .1988. North American Owls: Biology and Natural History. Washington, D.C.: Smithsonian Institution Press.

Johnson, B. S. 1993. Reproductive success, relatedness, and mating patterns in a colonial bird, the burrowing owl. Journal of Raptor Research. 27(1): 61.

Landry, Ross E. 1979. Growth and development of the burrowing owl, *Athene cunicularia.* Long Beach, CA: California State University. 66 p. Thesis.

Lathrop, E. and R. Thorne. 1985. A Flora of the Santa Rosa Plateau, Southern California. Southern California Botanists Special Publication No. 1.

Lutz, R. S., and D. L. Plumpton. 1999. Philopatry and nest site reuse by burrowing owls: implications for productivity. J. Raptor Research 33: 149-153.

Marti, C. D. 1974. Feeding ecology of four sympatric owls. Condor 76: 45-61.

Martin, D. C. 1973. Selected aspects of burrowing owl ecology and behavior. Condor 75: 446-456.

Millsap, B. A. and C. Bear. 1992. Double-brooding by Florida Burrowing Owls. Wilson Bull. 102: 313-317.

Munz, P.A. 1974. A Flora of Southern California. University of California Press, Berkeley, California.

Natural Resource Conservation Service. 2020. Soil Map of the Riverside West Quadrangle.

Skinner M.W., and B.M. Pavlik. 1994. California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California, Special Publication, 5th ed., California Native Plant Society.

Trulio, L. A. 1995. Passive relocation: a method to preserve burrowing owls on disturbed sites. J. Field Ornithology 66: 99-106.

United States Environmental Protection Agency (U.S. EPA). 2022. How Wetlands are Defined and Identified under CWA Section 404. Online resource.

United States Fish and Wildlife Service (U.S. FWS). 2019. A System for Mapping Riparian Areas in The Western United States.

United States Geological Survey (USGS). 2022. National Wetlands Inventory: Surface Waters and Wetlands. Online resource.

VHBC, Incorporated. 2007. Protocol burrowing owl (*Athene cunicularia*) survey on APN's 273-310-046, -047, -048, -049, 052. 49pp

VHBC, Incorporated. 2012. MSHCP Section 6.3.2 burrowing owl survey for the Department of Defense at March Air Reserve Base, Riverside County, CA. 47pp.

VHBC, Incorporated. 2013. MSHCP Section 6.3.2 burrowing owl (Athene cunicularia) 30-Day Pre-Construction Survey on APN 486-250-021. 32pp

VHBC, Incorporated. 2019. Caltrans 08-1E6104 burrowing owl (*Athene cunicularia*) surveys on SR-62.

VHBC, Incorporated. 2020. Caltrans 08-0R1604 burrowing owl (Athene cunicularia) surveys on I-40