



ENVIRONMENTAL ASSESSMENT FORM INITIAL STUDY (IS)

1. **Project Case Number(s):** TTM-33249
2. **Project Title:** Quail Ranch Estates – TTM-33249
3. **Public Comment Period:** February 19, 2025 - March 21, 2025
4. **Lead Agency:** Frank Chen, Associate Planner
City of San Jacinto Planning Department
595 S. San Jacinto Avenue
San Jacinto, CA 92583
Fchen@sanjacintoca.gov
5. **Documents Posted At:**

https://www.sanjacintoca.gov/city_departments/community_development/planning/c_e_q_a
6. **Prepared By:** Lilburn Corporation
1905 Business Center Drive
San Bernardino, California 92408
(909) 890-1818
7. **Project Sponsor:**

**Property Owner/
Applicant/Developer**
KBS Development, LLC
16531 Bolsa Chica Street Suite #304
Huntington Beach, California 92649
(562) 505-3557
8. **Project Location:** The Project Site encompasses an 11.88-acre vacant property located within the City of San Jacinto. The Project Site occurs within Section 21, Township 4 South, Range 1 West, San Bernardino Base Meridian as shown on the Lakeview 7.5-minute USGS Quadrangle (see Figure 1 – Regional Location). The 11.88-acre property is comprised of Assessor's Parcel Numbers (APNs) 436-160-004, -005, and -006) and is located on De Anza Drive between Young Street and Savory Lane (see Figure 2 – Project Vicinity).
9. **General Plan Designation: Very Low Density Residential (VLDR)**
10. **Specific Plan Name and Designation:** Not located within a Specific Plan
11. **Existing Zoning: Rural Residential**

12. **Surrounding Land Uses and Setting:**

	Land Use	General Plan	Zoning
Project Site	Agricultural, Vacant	Very Low Density Residential (VLDR)	Residential Agricultural Accessory Business (RAAB)
North	Single Family Residential	Very Low Density Residential (VLDR)	Rural Residential (RR)
South	Single Family Residential	Very Low Density Residential (VLDR)	Rural Residential (RR)
East	Agricultural, Vacant	Very Low Density Residential (VLDR)	Rural Residential (RR)
West	Single Family Residential	Very Low Density Residential (VLDR); Low Density Residential (LDR)	Rural Residential (RR)

13. **Description of the Project:**

Environmental Setting

The Project Site is located within a predominantly residential area of the City of San Jacinto. The proposed Tract Map is generally rectangular in shape, with a narrow segment for access and four of the 23 residential lots extending to the northeast. The site is currently vacant and relatively flat with an average elevation of 1,508 feet above mean sea level. The Project Site is located approximately 10 miles east of the San Jacinto River and near the San Jacinto Reservoir owned and operated by the Riverside County Flood Control and Water Conservation District. There is minimal vegetation within the Project Site which was previously used for agriculture; the remaining vegetation consists of non-native weeds and grasses.

Project Description

KBS Development LLC is requesting the approval of a Tentative Tract Map (TTM) Application for a proposed residential subdivision to be known as Quail Ranch Estates (see Figure 3). The Proposed Project subdivides an 11.88-acre site (TTM 33249) into 23 single-family residential lots.

The Project Site occurs within the San Jacinto Community Overlay and is zoned Residential Agricultural Accessory Business (RAAB), with a land use designation of Very Low Density Residential (VLDR).

Access to the site would be provided via three 40-foot-wide streets (i.e., Streets A through C and Calistoga Circle) with access from De Anza Drive and Ramona Boulevard. Approval of the TTM would allow for the future single-family homes to be designed to meet the standards of the RR Zone, with one- and two-story single-family homes of 1,600-square-foot to 3,000-square-foot in size. The maximum height of the residential units would be two-story (35-feet) and may include two and three car garages.

Natural drainage for the site is toward the west, and the project design maintains the pre-development flow pattern. Individual lots will drain via vegetated swales and drainage easements to the adjacent streets. Storm flow from the development would be intercepted by an on-site storm drain system and discharged to the on-site infiltration/stormwater mitigation basin.

- 14. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Consultation under AB 52 commenced on August 1, 2024, with the City of San Jacinto distributing letters to five Native American Tribes that have previously stated an interest in being notified of all projects under review by the City.

Responses were received from the Yuhaaviatam of San Manuel Nation and the Soboba Band of Luiseno Indians.

Tribe	Comment Letter Received	Summary of Response	Conclusion
Yuhaaviatam of San Manuel Nation	8/2/2024	Project outside of Serrano ancestral territory.	Consultation not requested
Soboba Band of Luiseno Indians	11/6/2024	Accepting City’s COAs as mitigation.	AB 52 consultation is concluded

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

- 15. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

- Eastern Municipal Water District
- Riverside County Flood Control and Water Conservation District
- City of San Jacinto, Department of Water and Power (Sewer)
- Southern California Edison
- Statewide Construction General Permit

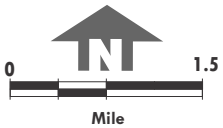
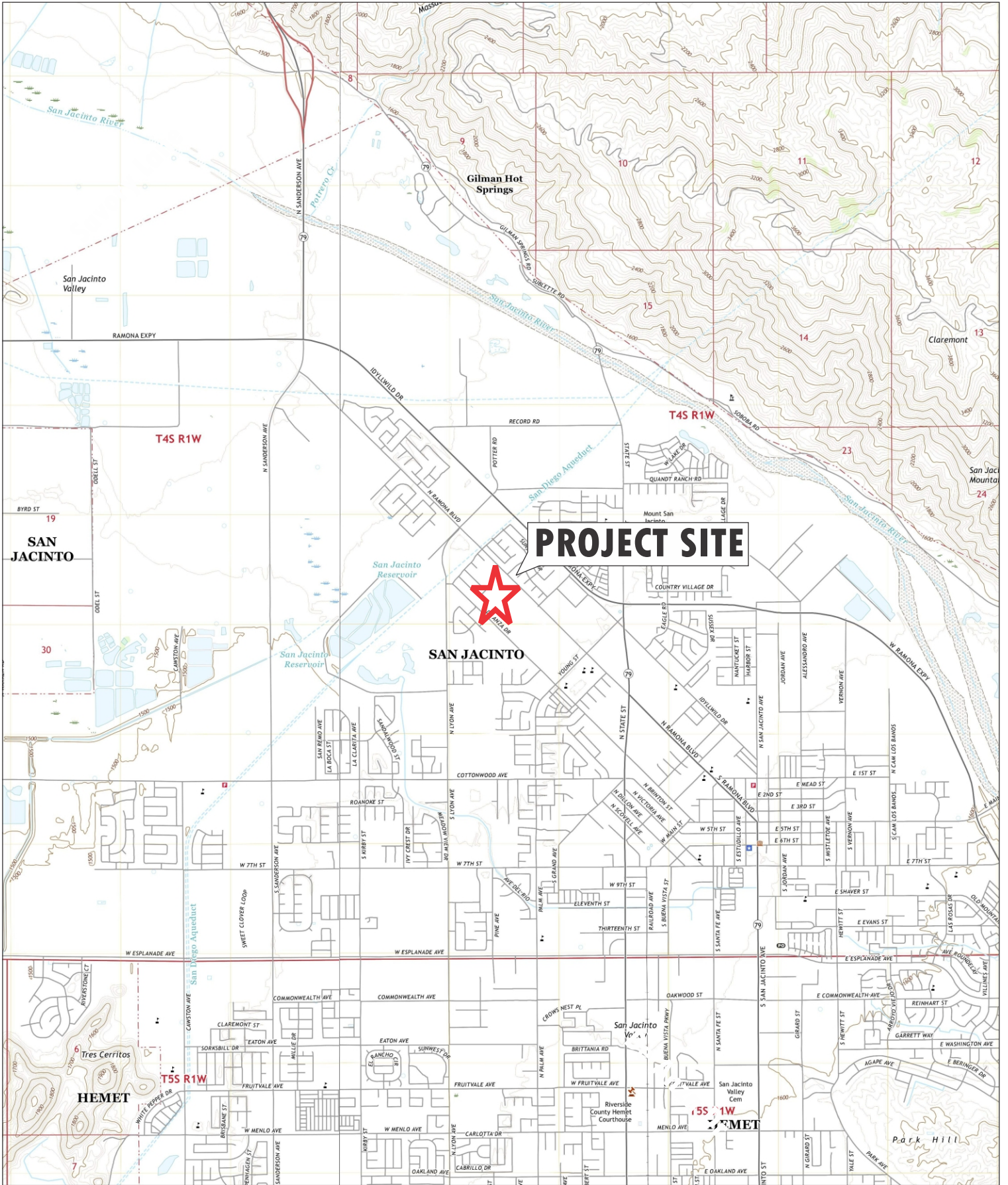
17. Other Environmental Reviews Incorporated by Reference in this Initial Study:

- San Jacinto General Plan Update EIR, July 28, 2022
- San Jacinto Development Code, Title 17, December 2022
- General Plan Policy Document adopted November 15, 2022

18. Other Technical Studies Referenced in this Initial Study (Appendices):

19. Acronyms:

ADA	American with Disabilities Act
AQMP	Air Quality Management Plan
CEQA	California Environmental Quality Act
CMP	Congestion Management Plan
DTSC	Department of Toxic Substance Control
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping & Monitoring Program
GIS	Geographic Information System
GHG	Greenhouse Gas
GP	General Plan
HOA	Home Owner Association
HUSD	Hemet Unified School District
IS	Initial Study
LOS	Level of Service
LST	Localized Significance Threshold
MSHCP	Multiple Species Habitat Conservation Plan
NCCP	Natural Communities Conservation Plan
OEM	Office of Emergency Services
OPR	Office of Planning & Research, State
RCEH	Riverside County Environmental Health
RCFCWCD	Riverside County Flood Control & Water Conservation District
RCP	Regional Comprehensive Plan
RCTC	Riverside County Transportation Commission
RTA	Riverside Transit Agency
RTIP	Regional Transportation Improvement
Plan RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearinghouse
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife
USGS	United States Geologic Survey
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plan



USGS San Jacinto and Lakeview Quadrangle
(7.5-minute series)

PROJECT VICINITY
TTM 33249-Quail Ranch Estates
City of San Jacinto, California



PROJECT SITE



PROJECT VICINITY
TTM 33249-Quail Ranch Estates
City of San Jacinto, California

FIGURE 2

IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 33249

PREPARED MAY, 2022 (REVISED JANUARY 2023)

OWNERS:
KES DEVELOPMENT, LLC
1631 BUCKEN CHENEA STREET
SUITE # 304
HUNTINGTON BEACH, CA 92649
PHONE: (562) 505-3357
E-MAIL: jrn@keshos.com

APPLICANT:
MEL JON KARNEMSKI
1631 BUCKEN CHENEA STREET
SUITE # 304
HUNTINGTON BEACH, CA 92649
PHONE: (562) 505-3357
E-MAIL: jrn@keshos.com

ASSESSOR'S PARCEL NO.
436-160-006 AND 008
GROSS ACREAGE
11.88 ACRES
SITE ADDRESS
NOT ASSIGNED

LEGAL DESCRIPTION
APR: 436-160-006 AND 436-160-008
THAT PORTION OF FARM LOT 23 OF THE LANES OF THE SAN JACINTO LAND ASSOCIATION, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 307 OF MAPS, RECORDS OF SAN DIEGO COUNTY, DEFINED AND DELINEATED:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT:
THENCE SOUTHWESTERLY 461 FEET ON THE NORTHWESTERLY LINE OF SAID LOT, TO THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY 188 FEET PARALLEL WITH THE E-NORTH-EASTERLY LINE OF SAID LOT;
THENCE NORTHWESTERLY 441 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TO A POINT ON THE NORTHWESTERLY LINE THEREOF, DESIANT SOUTHWESTERLY THEREON 188 FEET FROM THE MOST NORTHERLY CORNER THEREOF; SAID POINT BEING ALSO THE MOST EASTERLY CORNER OF THE LAND CONVEYED TO HOWARD MOORE AND FRANCES L. MOORE, HERSAID AND WIFE AS JOINT TENANTS, BY DEED RECORDED JANUARY 5, 1966 AS INSTRUMENT NO. 1429 OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA;
THENCE SOUTHWESTERLY 144 FEET ON SAID NORTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF THE SQUARE;
RECTANGULAR 10 ACRES OF SAID LOT, CONVEYED TO VAN F. FLECKER, ET AL, BY DEED MAY 10, 1948 AS INSTRUMENT NO. 1111 OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA;
THENCE SOUTHWESTERLY 1322 FEET ON THE NORTHWESTERLY LINE OF SAID SOUTHWEST 10 ACRES TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT;
THENCE NORTHWESTERLY 332 FEET ON SAID SOUTHWESTERLY LINE TO THE MOST WESTERLY CORNER THEREOF;
THENCE NORTHWESTERLY 441 FEET ON THE NORTHWESTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF FARM LOT 23 DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT:
THENCE SOUTHWESTERLY 188 FEET ON THE NORTHWESTERLY LINE FOR THE TRUE POINT OF BEGINNING;
THENCE SOUTHWESTERLY 441 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT;
THENCE SOUTHWESTERLY 144 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT;
THENCE NORTHWESTERLY 144 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING.

APR: 436-160-006
THE SOUTHWESTERLY 10 ACRES OF FARM LOT 23 OF THE LANES OF THE SAN JACINTO LAND ASSOCIATION, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 307, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THE NORTHWESTERLY 660.00 FEET OF THE SOUTHWESTERLY 1460.00 FEET AS MEASURED FROM THE CENTERLINE OF RAMONA BOULEVARD.

EXISTING ZONING
RAAS RESIDENTIAL AGRICULTURAL OVERLAY ZONE
NUMBER OF LOTS
28 LOTS
(1 LOT FOR WATER QUALITY BASIN)
FAULT ZONE
NOT IN A KNOWN FAULT ZONE
EXIST. SITE CONDITION
VACANT LAND/AGRICULTURE
ADJACENT LAND USE
NORTH - RESIDENTIAL TRACT
EAST - AGRICULTURAL/PASTURE
SOUTH - RESIDENTIAL TRACT
WEST - RESIDENTIAL TRACT

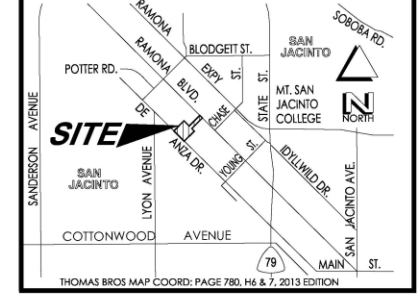
EXISTING GENERAL PLAN
RURAL RESIDENTIAL/LOW DENSITY RESIDENTIAL
FLOOD PLAIN
FLOODPLAIN AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE. COMMUNITY PANEL NO. 06055C1490H EFFECTIVE: 4/19/2017

PROPOSED LAND USE
LOW DENSITY RESIDENTIAL-2 TO 5 DWELLING UNITS PER ACRE
PUBLIC UTILITIES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRIC - SOUTHERN CALIFORNIA Edison CO.
WATER - EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE - FRONTIER
CABLE - FRONTIER

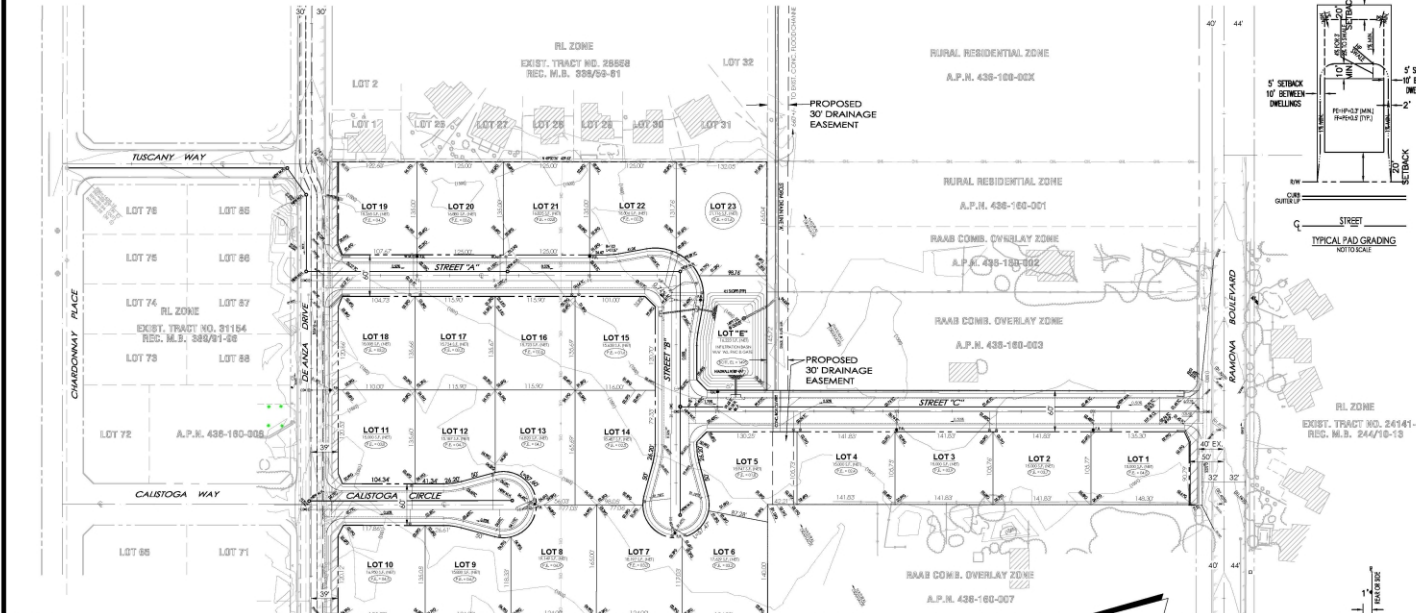
GRADING NOTE
CUBIC YARDS OF CUT: 2,640 BAW
CUBIC YARD OF FILL: 1,280 BAW

SPECIAL DISTRICT NOTE
THE SITE IS IN THE SAN JACINTO COMMUNITY OVERLAY
SCHOOL DISTRICT NOTE
THE SITE IS IN THE SAN JACINTO UNIFIED SCHOOL DISTRICT
2945 S. SAN JACINTO AVE.
SAN JACINTO, CA 92583
PHONE: (951) 929-7700

SETBACK REQUIREMENTS
FRONT - 25 FEET
REAR - 10 FEET

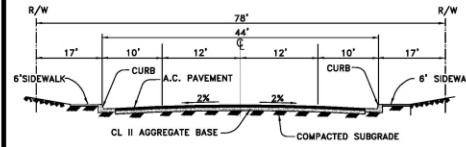


VICINITY MAP
NOT TO SCALE

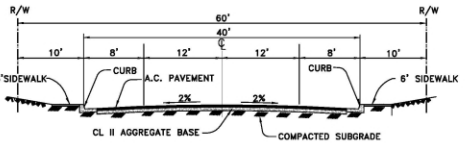


ABBREVIATIONS

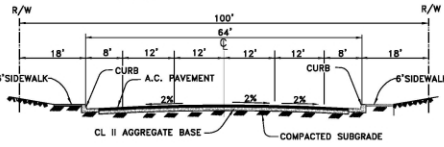
AV	OVERHEAD LINE	OHL
AV VALVE	PAD ELEVATION	PE
ASPHALTIC CONCRETE	POWER POLE	PP
ASSESSOR'S PARCEL NUMBER	PROPERTY LINE	PL
BOTTOM OF SLOPE	RIGHT-OF-WAY	R/W
CENTER LINE	RIGHT-OF-WAY	R/W
EDGE OF PAVEMENT	TEMPORARY BENCHMARK	TBM
FINISHED FLOOR	TOP OF CURB	TC
FINISHED SURFACE	TOP OF DME	TD
FRESH GRADE	TOP OF FINISHING	TF
FIRE HYDRANT	TOP OF PAVEMENT	TP
FLOW LINE	TOP OF BM	TBM
HIGH POINT	TOP OF SLOPE	TS
INSET	TOP OF WALL	TW
IRRIGATION FACILITIES	VERTICAL CURVE	VC
MATCH EXIST. ELEVATION		



TYPICAL STREET SECTION
DE ANZA DRIVE (REQUIRES 9' DEDICATION)
NOT TO SCALE



TYPICAL STREET SECTION
STREETS "A" THROUGH "C"
NOT TO SCALE



TYPICAL STREET SECTION
RAMONA BOULEVARD (REQUIRES 10' DEDICATION)
NOT TO SCALE

LEGEND:

RIGHT-OF-WAY TO BE DEDICATED	[Symbol]
PROPOSED FIRE HYDRANT	[Symbol]
EXISTING POWER POLE	[Symbol]

NO.	DATE	BY	DESCRIPTION	APPROVAL
1	2/23	R.F.T.	ADDED PAR COMMENTS: MOVED CALISTOGA CIRCLE TO ALIGN WITH THE EXISTING CALISTOGA STREET. ADDED RIGHT-OF-WAY DEDICATIONS TO RAMONA & DE ANZA. REVISED LOT AREAS TO 15,000 S.F. NET MIN. REDUCED NO. OF LOTS BY ONE LOT & REVISED LOT AND STREET GRADIES AS NECESSARY.	[Signature]



Prepared Under the Supervision Of:
[Signature]
R.F. THOMSEN - THE THOMSEN CO., INC.
P.L.S. NO. 0415 Expires 12/31/2024
Reviewed By:
[Signature]
DATE: 4/29/2023



THE THOMSEN COMPANY, INC.
LAND SURVEYORS
GPS / GNSS SURVEYING
CIVIL ENGINEERING
MUNICIPAL CONSULTANTS
LAND PLANNING
2587 SOUTH SAN JACINTO AVE. SAN JACINTO, CA, 92583
PHONE: (951) 925-3070 • FAX: (951) 925-7469 • WEB: www.thomsoncompany.com
E-MAIL: rickthomsen7@gmail.com or tom@tclsurvey.com

IN THE CITY OF SAN JACINTO
Quail Ranch Estates
TENTATIVE TRACT MAP
NO. 33249
SHEET NO.: 1
OF 1 SHEET
PROJECT NO.: 2022-001

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forestry Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Energy</u> |
| <input type="checkbox"/> <u>Geology/Soils</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Hazardous Materials</u> |
| <input type="checkbox"/> <u>Hydrology/Water Quality</u> | <input type="checkbox"/> <u>Land Use/Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> |
| <input type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population/Housing</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input type="checkbox"/> <u>Recreation</u> | <input type="checkbox"/> <u>Transportation</u> | <input type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Utilities/Service Systems</u> | <input type="checkbox"/> <u>Wildfire</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: Based on this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Frank Chen
Signature: Frank Chen, Associate Planner

2/13/25
Date
City of San Jacinto

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (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).
- 2) 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.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for re-view.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
Response: <i>San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.</i>				
<p>San Jacinto's eastern and western borders are largely defined by steep sloping hillsides and ridgelines on unincorporated lands associated with the San Jacinto Mountain Range. The City of San Jacinto has several scenic vistas in the form of open space and agricultural lands. The Proposed Project is approximately 0.2 mile south of the Ramona Expressway, which is a developing urban corridor, however, it is not designated as a scenic vista or corridor.</p> <p>The San Jacinto Mountains are generally visible from lower lying areas in San Jacinto, including the Project Site and surrounding areas. The Project Site is vacant land located on De Anza Drive between Young Street and Savory Lane. While the Project would alter the existing visual environment, it will be designed for compatibility with the surrounding area, which includes residential development.</p> <p>Currently areas adjacent to the site are largely occupied by single-family residential units, undeveloped or currently used for agricultural purposes. However, residential tracts located within the Project area and the existing single-family home on the Project Site have views of agricultural lands in the foreground and the San Jacinto Mountains in the background. Residential structures proposed for construction on the Project Site may interrupt views of the San Jacinto Mountains for adjacent properties. Homes that would be constructed on the Project Site would change the foreground views of the adjacent homes from an agricultural field to a residential community. Additionally, the hillsides and the ridges of the San Jacinto Mountains would continue to be visible from the Project Site and surrounding areas due to the mountain heights (average 10,805 feet amsl). Therefore, due to the dominance of the mountains, impacts would not be regarded as substantially adverse because views of the mountains would still exist from adjacent areas, as well as within the Project Site.</p> <p>Prior to construction, the Project would undergo a Site Plan Design Review (SPDR) by the City's Development Review Committee. The review examines proposed architecture, plotting, fences and walls, and typical front yard landscaping and irrigation. Through the SPDR process, the City ensures implementation of the Project will respect the physical and environmental characteristics of the site, and that the Project is compatible in design with the area. Therefore, a less than significant impact would result and no mitigation measures are warranted.</p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
Response: <i>San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.</i>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project Site is vacant and based on recent site surveys, is characterized as disturbed/ruderal. The property is expected to be dominated by an almost exclusive cover of non-native species based on species persisting along the property boundaries. Therefore, no scenic resources such as trees, rock outcroppings, or historic buildings would be impacted by the Proposed Project.</p> <p>Additionally, no adopted scenic highway exists in San Jacinto. The Project Site is located approximately 0.2-miles southwest of SR-79 and approximately 3.7 miles north of State Route 74. Both State Routes are designated as Eligible Scenic Highways; however, neither is officially designated as a State Scenic Highway.¹ Given the distance to these highways, the Project will not have a significant impact.</p> <p>The City recognizes certain streets for distinctive design treatments in the City’s Landscape Design Guidelines. As part of the Site Plan and Design Review (SPDR) process, staff will review the Project for compliance with the City Design Guidelines. Through the SPDR process City staff will ensure that the Project is designed consistent with the Landscape Design Guidelines and the surrounding area. Therefore, a less than significant impact is anticipated, and no mitigation measures are required.</p>				
<p>c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)</p>			X	
<p>Response: <i>San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.</i></p> <p>The Proposed Project is a Tentative Tract Map for future development of 23 single-family dwelling units for residential use. The City’s General Plan and Development Code assumes and permits this type of development and provides development standards such as height restrictions and other design guidelines, which are intended to reduce any potential degradation to visual character and quality of public views. The Proposed Project would not substantially degrade the existing visual character or degrade any existing public views that are publicly accessible from a vantage point. The General Plan designation for the property is Very Low Density Residential (VLDR) and zoned Residential Rural (RR) and therefore, the Proposed Project would be in conformance with the General Plan and would be an allowable use. Furthermore, uses adjacent to the Project Site include residential developments and vacant land. Implementation of the Proposed Project would be comparable to adjacent uses and would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				

¹ State of California. Caltrans. Scenic Highways. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed July 11, 2024.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Response: *San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.*

The City of San Jacinto is in Zone B of the Mount Palomar Observatory, located in San Diego County. Zone B is the area defined as a circular ring forty-five (45) miles in radius centered on Palomar Observatory. To preserve the night sky, lighting must be designed to limit leak spillage that may obstruct or hinder the view of the nighttime sky. To reduce impacts related to light pollution, the City requires all developments introducing new light sources, or modifications to existing light sources, to shield all such devices. An exterior lighting plan shall be submitted to the Design Review staff for review and approval.² The light sources shall be shielded to minimize off-site glare, shall not direct light skyward, and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, downlights shall be utilized.

In addition, as required by the City’s Development Code Section 17.300.080, Outdoor Light and Glare prior to any residential construction, the applicant will be required to submit a Site Plan Design Review (SPDR) application for review and approval. This review will include architecture, plotting, fences and walls, and typical front yard landscaping and irrigation. Through the SPDR process, the Project will be evaluated to ensure the design of the buildings will reduce the number of reflective surfaces used in the construction to minimize new sources of glare. Exterior building materials should be of earth-tone light colors with a low- reflectance. Any bare metallic surfaces found on infrastructures, such as pipes and poles, shall be painted to minimize reflectance and glare. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

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? <u>Or pursuant to the City of San Jacinto’s General Plan (Figure IU-2 page 39), convert</u>			X	
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² City of San Jacinto. Development Code. Chapter 17.300 – Performance Standards. Section 17. 300.080 – Outdoor Light and Glare. Accessed July 11, 2024.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</u>				
<p>Response: <i>San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.</i></p> <p>The California Department of Conservation identifies the Project Site as “Grazing Land.”³ Grazing land is land on which the existing vegetation is suited to the grazing of livestock. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or in its immediate vicinity. Development of the vacant Project Site would therefore not convert farmland to a non-agricultural use. No impacts are identified or anticipated, and no mitigation measures are required.</p>				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
<p>Response: <i>San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.</i></p> <p>According to the City’s General Plan Update EIR Figure 5.2-2, Agricultural Preserve Lands, approximately 514 acres (18 parcels) within the City and its Sphere of Influence are classified as preserved agricultural lands by the Riverside County Assessor. However, at the time of preparation of the City’s General Plan Update EIR there were no active Williamson Act Contracts within the City or its Sphere of Influence.⁴</p> <p>Therefore, the Project would have no impact on zoning for agricultural use or on a Williamson Act contract, and no impacts are identified or anticipated, and no mitigation measures are required.</p>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
<p>Response: <i>San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.</i></p> <p>In Southern California, including Riverside County and the City of San Jacinto, climate and topography limit the types and locations of forest lands and their potential for commercial or industrial timber utilization. As discussed in the City’s General Plan Update EIR, there are no forest lands or timber lands located within the City or its Sphere of Influence.⁵⁶ Therefore, the</p>				

³ <https://maps.conservation.ca.gov/DLRP/CIFF/> Accessed June 13, 2023

⁴ San Jacinto General Plan Update EIR. https://drive.google.com/file/d/12Vj9c-gjvsqypdwprdq_9OCvlt8OCksM/view, Accessed June 26, 2023.

⁵ *San Jacinto General Plan Update DEIR, July 2022.* Accessed July 11, 2024.

⁶ *San Jacinto General Plan Update Final EIR, October 2022.* Accessed July 11, 2024.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Project would not conflict with the existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production and the Project will have no impact, directly, indirectly, or cumulatively to forest land. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X
<p>Response: <i>San Jacinto General Plan Update DEIR, July 2022., San Jacinto General Plan Update Final EIR, October 2022.</i></p> <p>There is no commercial forestry or timber production industry within the City other than Christmas tree farms or nursery stock production (cultivated rather than wild-harvested). Therefore, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use and the Project will have no impact, directly, indirectly or cumulatively to the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>			X	
<p>Response:</p> <p>As previously discussed, implementation of the Proposed Project would have a less than significant impact on Farmland and would not convert Farmland to non-agricultural use as no active farming occurs on the Project Site. In addition, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use as there are no such lands within the City or its influences. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>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:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>			X	
<p>Response: <i>(Source: South Coast Air Quality Management District's 2022 Air Quality Management Plan)</i></p> <p>The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2022 AQMP) was adopted by the SCAQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>California Association of Governments (SCAG) from the 2022 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.</p> <p>A project is inconsistent with the AQMP if:</p> <ol style="list-style-type: none"> 1. it does not comply with the approved general plan; or 2. it uses a disproportionately large portion of the forecast growth increment (change population or employment levels) <p>Additionally, large population or employment increases could affect transportation control strategies, which are among the most important in the air quality plan since transportation is a major contributor to particulates and ozone, for which the SCAB is not in attainment. The City of San Jacinto currently designates the Project Site as Very Low Residential (VLDR), and the Proposed Project is an allowable use. A General Plan Amendment is not required. Because the Proposed Project does not include activities that would substantially change population or employment levels within the air basin, the Proposed Project would not conflict with or obstruct the implementation of the applicable air quality plan. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>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?</p>			X	
<p>Response: <i>Source: TTM-33249 – Focused Air Quality and Greenhouse Gas Impact Evaluation, Lilburn Corporation,</i></p> <p>The Proposed Project's construction and operational emissions were estimated using CalEEMod version 2022 (see Appendix A for CalEEMod Outputs). The criteria pollutants estimated for include: reactive organic gases (ROG), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and fugitive particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.</p> <p><u>Construction Emissions</u></p> <p>Construction emissions are considered short-term, temporary emissions. Construction is anticipated to begin in in early 2025 and be operational later within 2025. The resulting emissions generated by construction of the Proposed Project is shown in Table 1, which includes the estimated Summer Daily and Winter Daily maximum construction emissions, respectively.</p> <p>As shown in Table 1, both summer and winter season construction emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds during construction activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				

**Table 1
Construction Emissions
(Pounds Max Per Day)**

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Summer-Daily Max	14.8	11.4	13.9	0.02	0.63	0.49
Winter-Daily Max	14.8	36.1	34.0	0.05	9.49	5.47
SCAQMD Threshold (lbs/day)	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2022

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources.⁷ The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (3x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

1. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer’s specification to maximize efficient burning of vehicle fuel.
2. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
4. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
5. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
6. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile emissions were calculated using CalEEMod with the Trip Generation Analysis and Vehicle Miles Traveled Screening, prepared by TJW Engineering, Inc. on February 18, 2022. The Screening determined that the Proposed Project would generate approximately 236 total trips per day. The Proposed Project’s long-term operational emissions have been calculated for the estimated Summer Daily and Winter Daily maximum operational emissions and are summarized below in Table 2.

**Table 2
Summer Operational Emissions Summary
(Pounds Max Per Day)**

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	0.96	0.70	6.17	0.01	1.11	0.29
Area	7.48	0.51	13.6	0.03	1.71	1.68
Energy	0.01	0.22	0.09	0.0	0.02	0.02
Totals (lbs/day)	8.45	1.43	19.8	0.05	2.84	1.71
SCAQMD Threshold (lbs/day)	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2022

As shown in Table 2, the summer operational emissions are below SCAQMD thresholds. The Proposed Project would not exceed applicable SCAQMD regional thresholds during construction activities. The Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

⁷ US Environmental Protection Agency. Prevention of Significant Deterioration Basic Information. <https://www.epa.gov/nsr/prevention-significant-deterioration-basic-information#:~:text=BACT%20is%20an%20emissions%20limitation,the%20production%20processes%20or%20methods..> Accessed July 11, 2024.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 3
Winter Operational Emissions Summary
(Pounds Max Per Day)**

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	0.88	0.75	5.35	0.01	1.11	0.29
Area	7.35	0.50	12.2	0.03	1.71	1.68
Energy	0.01	0.22	0.09	0.0	0.02	0.02
Totals (lbs/day)	8.25	1.47	17.6	0.05	2.84	1.99
SCAQMD Threshold (lbs/day)	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2022

As shown in Table 3, the winter operational emissions are below SCAQMD thresholds. The Proposed Project would not exceed applicable SCAQMD regional thresholds during operational activities. The Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations?			X	
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Response: (Source: TTM-33249 – Focused Air Quality and Greenhouse Gas Impact Evaluation, prepared by Lilburn Corporation, November 2022)

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. The use of Local Significance Threshold (LSTs) methodology is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. According to SCAQMD LST methodology, LSTs would apply if the Proposed Project includes stationary sources or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site, such as industrial warehouse/transfer facilities. The Proposed Project is the development of a single-family residential tract. Therefore, no long-term localized significant threshold analysis is warranted.

The nearest sensitive receptors to the Proposed Project would be the adjacent residential developments to the north, south, and west. Nonetheless, the Proposed Projects anticipated construction and operational emissions would not exceed the SCAQMD’s significance thresholds.

The Proposed Project would allow for future development of 23 single-family housing units, and would be a consistent use with surrounding development. As with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project’s air quality must be generic by nature.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project area is out of attainment for both ozone and PM₁₀ particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air will be the incremental addition of pollutants, mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, the Proposed Project does not exceed the SCAQMD thresholds and does not add to the overall cumulative impact. Therefore, the Proposed Project does not exceed any of the thresholds of significance as noted in response III a), above, and therefore is considered less than significant.</p>				
<p>d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)</p>			X	
<p>Response: TTM-33249 – Focused Air Quality and Greenhouse Gas Impact Evaluation, prepared by Lilburn Corporation, November 2022</p>				
<p>Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature, and the odor emissions are expected to cease upon the drying or hardening of the odor-producing materials. Due to the short-term nature and limited amounts of odor-producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project.</p>				
<p>Once developed, the residential subdivision is not expected to create odors. Therefore, less than significant impact from operational odors would occur and no mitigation measures are required.</p>				
<p>IV. BIOLOGICAL RESOURCES – Would the project:</p>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>		X		
<p>Response: Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis prepared by Cadre Environmental on June 27, 2023.</p>				
<p>Cadre Environmental conducted a Multiple Species Habitat Conservation Plan Biological Resources Compliance Analysis of the Project Site on June 27, 2023 (see Appendix B). The report concluded that the Project Site is not located within an MSHCP Criteria Area, Cell Group, or Linkage Area. Therefore, no MSHCP Habitat Evaluation Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required. However, the Project Site was determined to occur partially within a predetermined Survey Area for the burrowing owl (BUOW). The assessment further concluded that no suitable burrowing owl burrows larger than 4 inches in diameter</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>potentially utilized for refugia and/or nesting were documented within or adjacent to the Project Site and focused surveys are not warranted. The Project Site could be colonized by burrowing owls if the property is left fallow. However, the concern will be addressed with the implementation of Mitigation Measure BIO-1.</p>				
<p><u><i>Project Site Habitat and Wildlife</i></u></p>				
<p>The Project Site is characterized as disturbed/ruderal vegetation and was recently disked. The property is expected to be dominated by an almost exclusive cover of non-native species based on species persisting along the boundaries. Species documented onsite include common fiddleneck (<i>Amsinckia intermedia</i>), stinknet (<i>Oncosiphon piluliferum</i>), pigweed (<i>Amaranthus albus</i>), common sow thistle (<i>Sonchus oleracens</i>), cheeseweed (<i>Malva parviflora</i>), London rocket (<i>Sisymbrium irio</i>), Russian thistle (<i>Salsola tragus</i>), riggut grass (<i>Bromus diandrus</i>), foxtail chess (<i>Bromus madritensis</i> ssp. <i>rubens</i>), foxtail barley (<i>Hordeum murinum</i>), and wild oat grass (<i>Avena fatua</i>).</p>				
<p>General wildlife species documented onsite include rock dove (<i>Columba livia</i>), mourning dove (<i>Zenaida macroura</i>), black phoebe (<i>Sayornis nigricans</i>), American crow (<i>Corvus brachyrhynchos</i>), European starling (<i>Sturnus vulgaris</i>), western meadowlark (<i>Sturnella neglecta</i>), house finch (<i>Haemorhous mexicanus</i>), and lesser goldfinch (<i>Spinus psaltria</i>).</p>				
<p>Migratory Birds</p>				
<p>Most of the raptor species (eagles, hawks, falcons, and owls) are experiencing population declines because of habitat loss. Some, such as the peregrine falcon, have also experienced population losses as a result of environmental toxins affecting reproductive success, animals destroyed as pests or collected for falconry, and other direct impacts on individuals. Only a few species, such as the red-tailed hawk and barn owl, have expanded their range despite or a result of human modifications to the environment. As a group, raptors are of concern to state and federal agencies.</p>				
<p>Raptors and all migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918. The MBTA prohibits individuals from killing, taking, possessing or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Interior Department (16 U. S. Code 703). At the time of the survey, no riparian scrub, forest, or woodland habitat was located within or adjacent to the Project Site.</p>				
<p>The vegetation communities that were documented onsite represent potential nesting habitat for common ground nesting bird species. Potential indirect impacts to regulated nesting birds will require compliance with CDFG Codes Section 3503, 3503.5, and 3513. Preconstruction nesting bird surveys will be required as a condition of approval as addressed in Mitigation Measure BIO-2.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Prior To All Demolition, Earthmoving, and/or Grading</u>				
<p>Mitigation Measure BIO-1:</p> <p>Thirty days prior to any earth movement or grading the developer shall ensure a pre-construction survey for burrowing owls has been performed to avoid direct take of burrowing owls. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. A qualified biologist must make this determination.</p> <p>Mitigation Measure BIO-2:</p> <p>Regardless of the time of year, a nesting bird survey shall be performed by a qualified biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. The pre-construction survey shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird survey, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species-specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by a qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. If no active nests are found during the pre-construction nesting bird survey, all vegetation removal or ground-disturbing activities may commence.</p> <p>Therefore, impacts would be less than significant with implementation of Mitigation Measures BIO-1 and BIO-2.</p>				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
<p>Response: <i>Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis prepared by Cadre Environmental on June 27, 2023.</i></p>				
<p>Riparian/Riverine Areas are defined by the MSHCP as “<i>lands which contain Habitat dominated by tress [sic], shrubs, persistent emergents, or emergent mosses and lichens, which occur close</i></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>to or which depend upon soil moisture from a nearby freshwater source; or areas with fresh water flow during all or a portion of the year</i>". The Project Site is not located within an area mapped for Narrow Endemic or Criteria Area Plant Species, Special Status Species, Riparian/Riverine/Vernal Pools, and Urban/Wildlife Interface. The Project is also consistent with the MSHCP policies found in Section 6 which include Riparian/Riverine Areas/ Vernal Pools. Therefore, the Project is consistent with MSCHP policies and conditions.</p> <p>The California Department of Fish and Wildlife (CDFW), through provisions of the State of California Administrative Code, is empowered to issue agreements for any alteration of a river, stream or lake where fish or wildlife resources may adversely be affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. Lateral limits of jurisdiction are not clearly defined, but generally include any riparian resources associated with a stream or lake, CDFW regulates wetland areas only to the extent that those wetlands are part of a river, stream or lake as defined by CDFW.</p> <p>The Project Site is relatively flat and shows no sign of historic concentrated water flow. There are no other waters or riparian areas that would come under the jurisdiction of the CDFW. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>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?</p>				X
<p>Response: <i>Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis prepared by Cadre Environmental on June 27, 2023.</i></p> <p>Vernal pools are defined by the MSHCP as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records."⁸</p> <p>The Project Site is not located within an area mapped for Narrow Endemic or Criteria Area Plant Species, Special Status Species, Riparian/Riverine/Vernal Pools, and Urban/Wildlife Interface.⁹ No evidence of vernal pools, seasonal depressions, or other wetland features were recorded on the Project Site. Therefore, no impact on these resources would result.</p> <p>Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) is found in grasslands in ponded areas such as vernal pools, cattle watering holes, basins, etc. Fairy shrimp are confined to temporary pools that fill in the spring and evaporate by late spring to early summer. In southern California, this species</p>				

⁸ Riverside County Transportation and Land Management Agency, website address: <http://www.rctlma.org>).

⁹ Cadre Environmental Services. Multiple Species Habitat Conservation Plan Biological Resources Compliance Analysis. June 27, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>is found primarily in the interior of western Riverside County, central Santa Barbara County, eastern Orange County, and more recently in Los Angeles County. Since most pools preferred by fairy shrimp are found in flat areas, many have been lost to agricultural activities and residential development. The limited extent of available habitat, plus the ongoing loss has resulted in the vernal pool fairy shrimp being listed as threatened by the USFWS.</p> <p>A review of historic aerials was conducted by Cadre Environmental to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 represent an ideal baseline during which known (previously documented) inundated vernal pools or seasonal depressions can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.¹⁰</p> <p>In summary, none of the conditions (i.e., no inundated depressions, historic inundation, etc.) were observed or documented within the Project Site. No features are present that would support fairy shrimp and no standing water or other sign of areas that pond water was recorded. There will be no impact on this species and no mitigation required. There are no drainages or other areas of water habitat on-site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>			X	
<p>Response: <i>Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis prepared by Cadre Environmental on June 27, 2023.</i></p> <p>Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts on wildlife. In summary, habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Wildlife movement (more properly recognized as species movement) is the temporal movement of species along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented wildlife habitat areas.</p> <p>The property is in an area already fragmented and is surrounded by paved roads, residential and agricultural development. There are no native habitats left in the nearby surrounding areas and impacts to wildlife movement, and habitat fragmentation have already occurred.</p> <p>Therefore, impacts would be less than significant with implementation of Mitigation Measure BIO-2.</p>				

¹⁰ Cadre Environmental. Multiple Species Habitat Conservation Plan Biological Resources Compliance Analysis. June 27, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
<p>Response: <i>Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis prepared by Cadre Environmental on June 27, 2023.</i></p>				
<p>As documented in the MSHCP Biological Resources Compliance Analysis and as discussed above, the Project would not be inconsistent with the Western Riverside MSHCP. The City of San Jacinto does not have an adopted Tree Preservation Ordinance. There are no other plans or ordinances that apply to the project area. Therefore, the Project will not conflict with any local policies or ordinances protecting biological resources. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?				X
<p>Response:</p>				
<p>The Project Site is located within the Western Riverside County MSHCP San Jacinto Valley Plan Area and is composed of disturbed/ruderal lands. However, as previously mentioned, the Project Site is not located within an MSHCP Criteria Cell, Cell Group, or Linkage Area as defined in the MSHCP.¹¹</p>				
<p>Due to the Project Site not being within the MSHCP Criteria Area, or adjacent to an MSHCP-designated Conservation Area, or within a Stephen's Kangaroo Rat Habitat Conservation Plan Core Reserve, no additional mitigation measures or provisions are required. The Project will not conflict with the provisions of any Habitat Conservation Plans or Natural Community Conservation Plans.</p>				
<p>The Project will have a less than significant impact on an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>V. CULTURAL RESOURCES – Would the project:</p>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		

¹¹ Regional Conservation Authority. Western Riverside County. Habitat Conservation. <https://www.wrc-rcra.org/habitat-conservation/>. Accessed July 11, 2024.

Response: *Cultural Resources Study for TTM 33249 prepared by Brian F. Smith and Associates, Inc. June 23, 2023; Paleontological Assessment for TTM 33249 prepared by Brian F. Smith and Associates, Inc. June 27, 2023.*

A Cultural Resources Study was conducted by Brian F. Smith and Associates and completed on June 23, 2023 (see Appendix C). The cultural resources study of the project consisted of an institutional records search, an intensive cultural resource survey of the entire 11.88-acre Project Site, and the preparation of this technical report. This study was conducted in conformance with City of San Jacinto environmental requirements, Section 21083.2 of the California Public Resource Code, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources.

The study did not result in the identification of any prehistoric or historic resources within the subject property. Records and aerial photographs reviewed prior to the field survey indicate that the entire property has been repeatedly disced and historically did not contain any structures. Further, the property does not contain any natural sources of water or bedrock often associated with prehistoric sites in the area.

The Phase I Cultural Resources Study for the TTM 33249 Project did not identify any cultural resources within the Proposed Property. Based on a review of historic aerial imagery and historic maps, the property has never contained any built resources. Further, the property has been impacted by previous discing, and does not contain any natural features often associated with prehistoric sites in the area. As such, there is limited to no potential for any cultural resources to be present or disturbed by the Proposed Project.

Given that no archaeological sites, features, or artifacts were identified during the survey, no potential impacts to cultural resources are anticipated as a result of the proposed development. No further archaeological study and no site-specific mitigation measures for cultural resources are recommended as a condition of project approval. Although such resources may be present in a buried context, BFSA concludes that the potential for buried cultural resources is considered very low. However, there is always a potential for buried prehistoric and historic resources and therefore the following mitigation measures shall be implemented:

Mitigation Measure CR-1:

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or post contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CR-2:

If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Implementation of Mitigation Measures CR-1 and CR-2 would ensure that no significant impacts to historical and archaeological resources occur.				
c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?		X		
<p>Response: <i>Cultural Resources Study for TTM 33249 prepared by Brian F. Smith and Associates, Inc. June 23, 2023; Paleontological Assessment for TTM 33249 prepared by Brian F. Smith and Associates, Inc. June 27, 2023.</i></p> <p>As concluded in the cultural resources study, the Project Site is currently vacant, and no archaeological sites, features, or artifacts were identified during the survey. Additionally, a literary review did not identify any cultural resources within the property. Therefore, the Proposed Project would likely not disturb any human remains, including those outside of formally dedicated cemeteries. However, in the event of an accidental discovery or recognition of any human remains, the Public Resource Code (PRC 5097.9) must be followed. In this instance, once Project-related earthmoving begins and if there is accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, mitigation measures CR-3 shall be implemented. Implementation of Mitigation Measure CR-3 would ensure that potential impacts to unknown human remains would be less than significant.</p> <p><u>Monitor During Earthmoving Activity</u></p> <p>Mitigation Measure CR-3:</p> <p>In the event of the discovery of human remains, the developer shall contact the Riverside County coroner immediately. If human remains of Native American origin are discovered during ground-disturbing activities, the developer shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation is stopped near discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the California Native American Heritage Commission, Morongo Band of Mission Indians and the Soboba Band of Luiseño Indians shall be notified, and appropriate measures provided by State law shall be implemented to determine the most likely living descendant(s). Disposition of the remains shall be overseen by the most likely living descendants to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p>				
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?			X	

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Response: TTM-33249 – Focused Air Quality and Greenhouse Gas Impact Evaluation, prepared by Lilburn Corporation</p>				
<p>Electricity</p>				
<p>The Proposed Project is a Tentative Tract Map to allow for future development of 23 single-family residential units. Currently, the Project Site is vacant and therefore the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. Southern California Edison (SCE) provides electricity to the area of the Project Site. According to the California Energy Commission, the residential Sector of the Southern California Edison planning area consumed 9060.556508 GWh of electricity.¹² The CalEEMod output Section 5.11 estimates that the Proposed Project would consume approximately 0.224 GWh annually. The increase in electricity demand from the Project would represent a 0.0024738 percent of the overall 2022 SCE residential consumption. Therefore, projected electrical demand would not significantly impact SCE's level of service.</p>				
<p>Natural Gas</p>				
<p>The Project Site is located within the service area of Southern California Gas (SoCal Gas). The Project Site is currently vacant and does not have a demand for natural gas. The Proposed Project would, therefore, create a permanent increase in demand for natural gas. The Proposed Project's estimated annual natural gas demand (CalEEMod output Section 5.11) is 8,535 therms. According to the California Energy Commission, the natural gas consumption of the SoCal Gas's residential sector was approximately 284.135186million therms in 2022.¹³ The Proposed Project's estimated annual natural gas consumption, compared to the 2022 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area, would account for approximately 0.003 percent of the total natural gas consumption. Therefore, projected natural gas demand would not significantly impact SoCal Gas's level of service.</p>				
<p>In conclusion, neither the construction nor operation of the Project would result in wasteful, inefficient, or unnecessary consumption of energy or wasteful use of energy resources. Therefore, impacts related to wasteful energy use would be less than significant. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>			X	
<p>Response: TTM-33249 – Focused Air Quality and Greenhouse Gas Impact Evaluation, prepared by Lilburn Corporation</p>				
<p>As concluded above, the Proposed Project's total impact on regional energy supplies would be minor. The Proposed Project would be required to comply with the California Building Code (CBC) and California Green Building Standards Code (CALGreen Code) pertaining to energy and water</p>				

¹² California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed July 11, 2024.

¹³ California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed July 11, 2024.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>conservation standards in effect at the time of construction. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p>				
<p>Should the Proposed Project incorporate solar utilities, the Proposed Project would be required to comply with the CBC Section 17.430.325 (Solar Energy Systems). In addition to the potential incorporation of solar utilities, Lighting standards shall be energy efficient and in scale with the height and use of adjacent structure(s) in compliance with the CBC Section 17.300.080 (Outdoor Light and Glare).</p>				
<p>The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts would be less than significant. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
VII. GEOLOGY AND SOILS – Would the project:				
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				
<p>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.</p>			X	
<p>Response: <i>Geotechnical Investigation Report for TTM 33249, prepared by Inland Foundation Engineering, Inc. May 23, 2022.</i></p>				
<p>A Geotechnical Investigation Report for TTM 33249, dated May 23, 2022, was prepared by Inland Foundation Engineering, Inc. (see Appendix D). The report is available for review at the City of San Jacinto Community Development Department and results of the study are summarized herein. The Project Site occurs in Southern California in a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching. The Project Site is located on the along the northeastern portion of the Perris Block, an eroded mass of Cretaceous and older crystalline rock, within the San Jacinto Valley. The nearest known active fault is the Casa Loma Fault, which is a southern branch of the San Jacinto Fault Zone, approximately 0.83 miles to the southwest of the Project Site.</p>				
<p>As concluded in the Geotechnical Investigation, the site and surrounding area have been subjected to strong ground shaking related to active faults that traverse the region. However, the Geotechnical Investigation indicates that no documented active faults traverse onto or toward the Project Site. Additionally, no surficial indications or geomorphic features were observed during the photogeologic evaluation or site reconnaissance that are suggestive of active faulting. Therefore, no adverse impacts have been identified or anticipated and no mitigation measures are required.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?			X	
<p>Response: <i>Geotechnical Investigation Report for TTM 33249, prepared by Inland Foundation Engineering, Inc. May 23, 2022.</i></p> <p>The Peninsular Range has historically been a province of relatively high seismic activity. The Peninsular Range Block, on which the site is located, is characterized by a series of parallel, northwest trending faults that exhibit right lateral dip-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward to the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks.</p> <p>The Project Site is located on the Perris Block, which is also referred to as the San Jacinto Valley. This valley is essentially a deep alluvial filled graben¹⁴ formed by the San Jacinto Fault Zone, bounded by faults to the northeast (Claremont) and the southwest (Casa Loma). These fault systems have been studied extensively and in a large part control the geologic structure of southern California.</p> <p>In addition, ground shaking hazards caused by earthquakes along other active regional faults exists. The 2019 California Building Code requires the use of modified spectral accelerations and velocities for most structural designs. Seismic design parameters use soil profile types identified in the 2019 California Building Code (UBC). Implementation of recommendations provided in the Final Geotechnical Investigation, and compliance with the California Building Code will ensure that risks associated with ground shaking would remain less than significant. No significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
iii) Seismic-related ground failure, including liquefaction?		X		
<p>Response: <i>Geotechnical Investigation Report for TTM 33249, prepared by Inland Foundation Engineering, Inc. May 23, 2022.</i></p> <p>Liquefaction is a phenomenon that occurs where there is a loss of strength or stiffness in the soils that can result in the settlement of buildings, ground failure, or other hazards. The main factors contributing to this phenomenon are:</p> <ol style="list-style-type: none"> 1. cohesionless, granular soils having relatively low density (usually of Holocene age); 2. shallow ground water (generally less than 50 feet); and 3. moderate to high seismic ground shaking. <p>In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are groundwater, confining stresses, relative density, and the intensity and duration of seismically induced ground shaking.</p> <p>The Geotechnical Investigation identified that the Project Site is located in a region mapped with a “High” liquefaction potential area in Riverside County. Groundwater was encountered within</p>				

¹⁴ A piece of Earth’s crust that is shifted downward in comparison to adjacent crust which are shifted upward. USGS <https://www.usgs.gov/news/earthword-graben>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>exploratory borings B-01 and B-04 at depths of 39 feet and 36.3 feet, and a groundwater depth of 30 feet was used for the analysis.</p> <p>The potential for soil liquefaction and seismically induced settlement was evaluated using GeoSuite® software. Liquefaction and settlement analysis below the assumed 30 ft. groundwater level were based on the simplified procedures developed by Seed and Idriss and modified by Idriss and Boulanger (2008). “Dry sand” settlement above the water table was evaluated using Pradel’s method (1998). The results of the analysis indicate a total estimated settlement of approximately 5.5 inches due to seismic shaking.</p> <p>Implementation of existing state and local laws and regulations concerning soil liquefaction and ground failure is required of all projects in the City. In addition, the implementation of Mitigation Measure GEO-1 would ensure all geotechnical issues are addressed.</p> <p>Mitigation Measure GEO-1:</p> <p>Prior to the issuance of a grading permit, the Geotechnical Investigation will be reviewed by the City’s Building and Safety Department, and a Final Geotechnical Investigation shall be prepared and stamped by a registered geologist or other appropriate certified professional qualified to prepare such reports. The City shall require the Applicant to implement all recommendations of the report relative to building foundations, grading limitations, utility trenching, etc. These recommendations shall be implemented to protect public health and safety of future residents of the Project to the degree outlined in the Uniform Building Code for structural, seismic, and other geotechnical constraints.</p>				
iv) Landslides?			X	
<p>Response: <i>Geotechnical Investigation Report for TTM 33249, prepared by Inland Foundation Engineering, Inc. May 23, 2022.</i></p> <p>During a recent site visit, no signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the Project Site. The Project Site is situated on relatively flat ground and not immediately adjacent to any slopes or hillsides. As such, risks associated with slope instability should be considered negligible. Therefore, impacts related to landslides and slope failure would be less than significant.</p>				
b) Result in substantial soil erosion or the loss of topsoil?			X	
<p>Response: <i>Geotechnical Investigation Report for TTM 33249, prepared by Inland Foundation Engineering, Inc. May 23, 2022.</i></p> <p>Topography at the Project Site and in the immediate area is relatively flat. Strong winds (typically in association with Santa Ana winds), particularly during grading activities, may erode exposed soils and generate fugitive dust and PM₁₀, resulting in soil erosion or the loss of topsoil. However, the Proposed Project would be required to provide the appropriate soil erosion control elements and would be constructed in accordance with the City of San Jacinto development requirements.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In addition, Best Management Practices, such as sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips as required in the Storm Water Pollution Prevention Plan (SWPPP) for construction activities would mitigate any potential erosion impacts to less than significant. Additionally, with implementation of Mitigation Measure GEO-1, as provided in this Initial Study, would ensure that impacts associated with soil erosion, or the loss of topsoil would be less than significant.</p>				
<p>c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- of off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>			X	
<p>Response: <i>Geotechnical Investigation Report for TTM 33249, prepared by Inland Foundation Engineering, Inc. May 23, 2022.</i></p>				
<p>As previously mentioned in a) iii), the Project Site occurs in an area with a high potential for liquefaction in Riverside County. Liquefaction can potentially cause foundation bearing failure due to ground softening and near-failure in bearing. As concluded in the Geotechnical Report, with adherence to existing state and local laws and regulations concerning soil liquefaction and ground failure and implementation of Mitigation Measure GEO-1, the potential for loss of bearing is considered less than significant.</p>				
<p>The lateral displacement of surficial blocks of sediment can occur from liquefaction in a subsurface layer. The most pervasive forms of lateral spreading typically involve sites located near a "free-face" (large slopes, channels, etc.), however, it has been noted that lateral spreading can occur on sites with gently sloping (one percent or more) ground, such as the Project Site. Determination of the potential for lateral spread is based on the presence of continuous potentially liquefiable soil layers underneath the structures and the presence of lateral confinement. Given the flat nature of the site, the limited extent of perched water, and implementation of recommendations provided in the Geotechnical Investigation (i.e., removal of unsuitable soil and foundation design), the report concluded that upon the completion of remedial grading, the potential for lateral spread at the Project Site is considered within design tolerances of the proposed foundation systems.</p>				
<p>Settlement due to seismic shaking can occur from both liquefaction of saturated sediments and/or rearrangement of dry sand particles. However, based on the results, the report concluded that with implementation of recommendations presented in the Geotechnical Investigation (see Mitigation Measure GEO-1) potential impacts would be reduced to a less than significant level.</p>				
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?</p>			X	
<p>Response: <i>Geotechnical Investigation Report for TTM 33249, prepared by Inland Foundation Engineering, Inc. May 23, 2022.</i></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Expansive soils contain certain types of minerals such as clay, that shrink or swell as the soil moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semi-arid areas with seasonal changes of soil moisture experience a much higher frequency of problems from expansive soils than areas with higher rainfall and more constant soil moisture.</p> <p>The Geotechnical Report indicates that the Project Site is situated over late Holocene alluvial valley deposits (Qya) generally described as unconsolidated to slightly consolidated clay, silt, sand, and gravel alluvium. The report did not identify the Project Site as having any significant expansive soils. Additionally, the project would be required to adhere to the California Building Code, Section 18 applying to building and foundation systems to maintain safety standards. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.</p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p>Response:</p> <p>The Proposed Project will be provided sewer services by the Eastern Municipal Water District (EMWD) via sewer lines on De Anza Drive. Therefore, an on-site septic system will not be required. As sewer service is available, the project will have no impact related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.</p>				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>Response: <i>Paleontological Assessment for TTM 33249, prepared by Brain F. Smith and Associates on June 27, 2023.</i></p> <p>The Geotechnical Investigation did not note the occurrence of any unique geologic features on-site. The Paleontological Assessment (see Appendix E) confirmed the existence of the potentially fossiliferous Pleistocene alluvial deposits that underlie the Holocene deposits at the project at an unknown depth. The occurrence of terrestrial vertebrate fossils from Pleistocene-aged alluvial deposits in western Riverside County is well documented, and these deposits are accordingly assigned a high paleontological sensitivity. To avoid adverse impacts to significant paleontological resources that potentially exist at depth at the project, it is recommended that paleontological monitoring be implemented during mass grading and excavation activities starting at a depth of five feet below the surface. A paleontological monitoring program for the project is suggested below.</p> <p>With the implementation of Mitigation Measure PALEO-1, the Project will have a less than significant impact on paleontological resources:</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Mitigation Measure PALEO-1:</p> <p>A paleontological monitor shall be hired by to Applicant/Contractor to be on-call for when any excavations are to exceed five feet in depth. If paleontological resources are encountered, the paleontologist shall oversee the curation of and shall report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Specimens will be sent to the appropriate authorities for collection.</p>				
<p>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</p>				
<p>a) Generate greenhouse gas emissions, either directly or indirectly that may have a significant impact on the environment?</p>			X	
<p>Response: <i>TTM-33249 – Focused Air Quality and Greenhouse Gas Impact Evaluation, prepared by Lilburn Corporation</i></p> <p>Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Water vapor is excluded from the list of GHGs because it is short lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.</p> <p>Greenhouse gas emissions were screened using CalEEMod version 2022. The emissions incorporate certain design reduction strategies. Design reduction strategies could include methods for improving the Projects Site’s walkability by providing sidewalks. The CalEEMod outputs used to estimate construction and operational greenhouse gas emissions are referred to in Table 4 and 5 below.</p> <p>Construction activity for the Proposed Project is estimated to occur at the start of 2024 and be operational later within the year. Based on the project’s CalEEMod (version 2022) results, construction activity for the project would generate an estimated 328 metric tons of CO_{2e} per year. Therefore, the Proposed Project’s construction emissions would not exceed the 3,000 MT CO_{2e} annual screening threshold defined by SCAQMD.</p> <p>The operational mobile emissions were calculated using a Trip Generation Analysis and Vehicle Miles traveled Screening prepared by TJW Engineering Inc. on February 18, 2022. The Screening determined that the Proposed Project would generate approximately 236 total daily trips per day.</p> <p>As shown in Table 5, the Proposed Project’s operational emissions would not exceed SCAQMD’s screening threshold. The Proposed Project’s greenhouse gas emissions for both construction and operation would not exceed the SCAQMD’s threshold of 3,000 MTCO_{2e} annually. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 4
Greenhouse Gas Construction Emissions
(Metric Tons Per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R1
2024	326	0.01	0.0	0.04
SCAQMD MTCO ₂ e Thresholds ¹⁵	3,000			
Total MTCO₂e	328			
Significance	No			

Source: CalEEMod 2022

**Table 5
Greenhouse Gas Operational Emissions
(Metric Tons Per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R1
Mobile	209	0.01	0.01	0.38
Area	7.83	0.01	0.0	--
Energy	80.7	0.01	0.0	--
Water	5.93	0.03	0.0	--
Waste	1.97	0.20	0.0	--
Refrigeration	--	--	--	0.06
SCAQMD MTCO ₂ e Thresholds	3,000			
Total MTCO₂e	316			
Significant	No			

Source: CalEEMod 2022

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

X

Response: TTM-33249 – Focused Air Quality and Greenhouse Gas Impact Evaluation, prepared by Lilburn Corporation

The Proposed Project will be subject to the policies and ordinances pertaining to air quality and climate change stated in the City’s General Plan. The City of San Jacinto is participating in the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan. The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15% below 2010, following guidance from CARB and the Governor’s Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the state-wide AB 32 goal of reducing emissions to 1990 levels.¹⁶

¹⁵ SCAQMD. Greenhouse Gases. Attachment E: Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold. October 2008. Accessed July 11, 2024.

¹⁶ City of San Jacinto General Plan Update DEIR. July 2022. Accessed July 12, 2024.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As the City of San Jacinto does not currently have their own Climate Action Plan (CAP), and the goal of the Subregional CAP is to be consistent with AB-32 and the CARB Scoping Plan (based on the goals of AB-32). The Assembly Bill (AB) 32 has a goal of achieving 1990 emission levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide GHG reduction target of 80 percent below 1990 levels by 2050.</p> <p>The SCAQMD's thresholds use the California Governor Executive Order S-3-05 goals as the basis for deriving the screening level. The Proposed Project's emissions, as shown in Tables 4 and 5 meet the threshold for compliance with Executive Order S-3-05. The Proposed Project meets the current interim emissions targets/thresholds established by the SCAQMD; the Proposed Project would also be on track to meet the reduction target of AB 32. Furthermore, all the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and within the CARB Scoping Plan, and the Proposed Project will be required to comply with these regulations as they come into effect.</p> <p>The Proposed Project's GHG emissions fall below the Tier 3 SCAQMD draft screening threshold of 3,000 metric tons of CO2 equivalent per year, and the Proposed Project is in compliance with the reduction goals AB 32 and SB 32. Therefore, the construction and operation of the Proposed Project will not conflict with any applicable plan, local or regional greenhouse gas plans. A less-than-significant impact would occur, and no mitigation measures would be required.</p>				
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?			X	
<p>Response:</p> <p>Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Although these materials could be stored on-site during construction activities, the Proposed Project would be required to comply with the guidelines established by the SWPPP. The management of hazardous materials during the Proposed Project's construction phase would not result in a significant impact. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Impacts from operations would be less than significant. Hazardous materials are highly regulated in California, including the methods in which they are transported, used and stored. The residential subdivision would not result in the transport, use or storage of significant quantities of hazardous materials. The City relies on the assistance of the Fire Department and the County's Department of Environmental Health in the regulation of hazardous materials.</p> <p>Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
<p>Response:</p> <p>Through the construction process, any hazardous materials used on-site would be handled and stored in accordance with all federal, State and City regulations. As noted in response a), residences would store and use various chemicals for routine housekeeping and landscaping maintenance. However, none of these chemicals would be used in sufficient quantities to pose a threat to humans or the environment. Because quantities of hazardous materials used and stored on-site would be minimal, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials is not anticipated. Additionally, any hazardous materials would be delivered, handled, and stored in compliance with all federal, State, County, and City regulations</p> <p>Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
<p>Response: <i>Google maps</i></p> <p>Monte Vista Middle School is located approximately 2,300 feet (0.43 mile) south of the Project Site. No schools are planned nearer to the Project Site. As noted above, the Project would construct lots for future single-family residential developments that would use various chemicals for routine housekeeping and landscaping maintenance. Through compliance with City, County, State, and federal regulations, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would impact any schools or planned schools within one-quarter mile of the Project Site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Response:</p> <p>The Project Site is not included on a list of hazardous material sites as compiled pursuant to Government Code Section 65962.5 and reported in the EnviroStor database.¹⁷ Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p>Response: (Source: Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017)</p> <p>No private airports occur within two miles of the Project Site. The City of San Jacinto is located outside the Airport Influence Area for the Hemet-Ryan Airport. Therefore, the Project will have no impact regarding its location within an airport land use plan or creating a significant safety hazard or result in excessive noise to the public or environment. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
<p>Response: Source: San Jacinto General Plan Update Draft EIR, November 2022</p> <p>The proposed 23-unit residential development would provide access via two new 40-foot drives along De Anza Drive and a new 40-foot drive on Ramona Boulevard. Both streets are existing streets within the City’s established circulation system. The Proposed Project would not alter the existing circulation pattern in the Project area. Emergency access and evacuation routes would not be unaffected by the Proposed Project.</p> <p>The Project provides adequate access for emergency vehicles, including adequate street widths and vertical clearance. Implementation of federal, State, and local laws and regulations during the construction of the Project would ensure potential impacts would be less than significant to an adopted emergency response or evacuation plan.</p>				

¹⁷ <https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>, Accessed June 14, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Response: *San Jacinto General Plan Update Draft EIR, November 2022*

According to the General Plan Update EIR, Figure 5.20-1¹⁸, the Project Site is not within a Fire Hazard Severity Zone. The Project will not expose people or structures to significant risks associated with wildfires and therefore, no impact will occur.

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?			X	
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Response: *General Plan Update Draft EIR, July 2022; Water Quality Management Plan (WQMP), November 2022.*

A Hydrology Study dated July 29, 2023 (see Appendix F), and a Preliminary Water Quality Management Plan dated July 27, 2023 (see Appendix G), were prepared by Marshall Engineering Group. Both reports are available for review at the City of San Jacinto Community Development Department and results are summarized herein. The Proposed Project would disturb an 11.88-acre site and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES). The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more.

The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track out, and rumble strips. BMPs applicable to the Proposed Project will be subject to City approval and provided in contract bid documents. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction.

The NPDES also requires a Water Quality Management Plan (WQMP), which is subject to review and approval by the City. A preliminary WQMP was prepared for the Proposed Project. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the City would ensure that all potential

¹⁸ <https://sanjacinto.generalplan.org/documents-amp-maps>, Accessed December 7, 2022.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
<p>Response: <i>Source: General Plan Update Draft EIR, July 2022; Water Quality Management Plan (WQMP), November 2022.</i></p> <p>San Jacinto is located within the San Jacinto Groundwater Basin (basin). The basin underlies the cities of San Jacinto, Perris, Moreno, and Menifee valleys in western Riverside County. The basin is transected by the San Jacinto fault zone creating groundwater barriers. The basin is primarily recharged through percolation in the San Jacinto River and associated tributaries.</p> <p>The Proposed Project would be served by the Eastern Municipal Water District (EMWD). As stated in the 2020 EMWD Urban Water Management Plan (UWMP), during a multiple dry-year period, the EMWD's total water supply is projected to be 175,800 acre-feet (AF) by 2045, while the total water demand is projected to be 175,800 AF in the same year, resulting in neither surplus nor deficit. The UWMP indicates that the EMWD's supplies have been determined to be sufficient to meet demands within the district's service area during normal, dry, and multiple dry years through the year 2045. The Proposed Project does not include a General Plan Amendment or Zone Change and would therefore have been accounted for as a residential use in the UWMP.</p> <p>Implementation of BMPs and a water drainage easement on the property would mitigate additional water runoff and drainage on site. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
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 substantial erosion or siltation on- or off-site?			X	
<p>Response: <i>Eastern Municipal Water District, Urban Water Management Plan 2020</i></p> <p>Erosion is a phenomenon characterized by the wearing a way of a geologic surface as a result of forces such as wind or water. Siltation is another geologic process that describes how fine mineral particles such as silt or clay may be suspended in a body of water in various amounts depending on water velocity.</p> <p>During the temporary construction period, soil erosion could occur on site due to a storm event. Construction activities covered under the State of California's General Construction permit include removal of vegetation, grading, excavating, or any other activities that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct, and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Examples of BMPs include i.e., sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to City approval and provided in contract bid documents. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?</p>			X	
<p>Response: <i>Hydrology Study for TTM No. 33249, dated July 29, 2023, and prepared by Marshall Engineering Group.</i></p>				
<p>Results of the hydrology study prepared for TTM 33249 stated that the Project Site currently drains towards the middle of the site and from the southerly portion to the northerly portion in a northwest direction. To the northwest is an existing channel that carries water to the northwest. As part of the Proposed Project, a 30' drainage easement (Lot E) will be created to continue the channel to the site and then allow it to continue to the southeast.</p>				
<p>To mitigate excess water flow, the Proposed Project designed for all storm water from the site's streets, sidewalks, and lots to be directed to the drainage easement of the site. The design control volume or the LID volume from the WQMP is 13,822 cubic feet of required storage. The basin storage volume at 1.75 feet deep is designed at 13,930 cubic feet. All the water above the 1.75 feet depth can drain out through a controlled outlet structure. The percolation in the basin is 0.168 cubic feet per second (cfs) based on 1.05 inches per hour with a floor size of 6,902 square feet. Additionally, the detention basins would meet the requirements of detaining the water and reducing the flow for 2 year, 5 year, 10 year, 25 year and 100 year storms as required and meet the WQMP requirements. Therefore, the Project will have a less than significant impact on the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
<p>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?</p>			X	
<p>Response:</p> <p>As mentioned in ii) above, the Proposed Project would have a 16,223 sf 30' drainage easement (Lot E) to continue the channel of excess water to the southeast. The increase in runoff and flow rates as a result of project development would be mitigated by the implementation of the onsite drainage easement. The Proposed Project would not create or contribute runoff water or provide</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial additional sources of runoff. There would be no connection to an existing or planned stormwater drainage system. Therefore, no significant impacts would occur, and no mitigation measures are required.				
iv) Impede or redirect flood flows?			X	
<p>Response:</p> <p>The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.¹⁹ Under existing conditions, the site drains to the middle of the site and from the southerly portion to the northerly portion in a northwest direction. To the northwest is an existing channel that carries water to the northwest, northerly of this site. As part of the proposal a 30' easement will be created to continue the channel to the site and then allow it to continue to the southeast towards the San Jacinto River. Development of the Proposed Project would not substantially impede or redirect flood flows. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
<p>Response: <i>General Plan Update Draft EIR, July 2022.</i></p> <p>Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site is Diamond Valley Lake, approximately 7.5 miles southwest of the Project Site. The lake is approximately 185 feet higher in elevation, but it is separated from the Project Site by higher elevation hillsides. The Project Site is neither located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
e) Conflict with or obstruct implementation of a water quality control plan or substantial groundwater management plan			X	
<p>Response: <i>General Plan Update Draft EIR, July 2022.</i></p> <p>Requirements of a NPDES permit to be issued for the Proposed Project would include development and implementation of a SWPPP and is subject to RWQCB review and approval. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection would be implemented. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				

¹⁹ Federal Emergency management Agency (FEMA) Flood Map Service. <https://www.fema.gov/flood-maps>

ISSUES & SUPPORTING INFORMATION SOURCES:	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?			X	
Response: <i>San Jacinto General Plan Update Draft EIR, July 2022</i>				
<p>The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature, and the Project Site is currently vacant. Therefore, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. No impacts would occur, and no mitigation measures are required.</p>				
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
Response: <i>General Plan Update Draft EIR, July 2022</i>				
<p>The Proposed Project includes 23 parcels that would be for the purpose of future single-family residential use. The General Plan designation for the property is Very Low Density Residential (VLDR) in the Zoning District of Residential Agriculture Accessory Business (RAAB). Implementation of the Proposed Project would not physically divide an established community as the Project Site currently consist of predominately vacant land and is adjacent residential development to the north. The Proposed Project would be consistent with the City’s General Plan land use designation and would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
Response: <i>General Plan Update Draft EIR, July 2022</i>				
<p>According to the California Department of Conservation's Mineral Land Classification report, the Project Site is within Mineral Resources Zone 3 (MRZ-3). MRZ-3 designation is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. Neither the County nor the City has designated the Project Site for mineral recovery. The Project Site occurs in a partially developed, residential area. It is surrounded by residential development to the west, vacant land to the east and south</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(approved for residential development), and vacant land, residential and agricultural uses to the north. The surrounding uses make the site unsuitable for mineral resources extraction. Mineral resources, such as aggregate products are available in the region for construction of the Proposed Project. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>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?</p>				X
<p>Response: <i>General Plan Update Draft EIR, July 2022</i></p> <p>The Project Site is not delineated for mineral recovery on a local general plan, specific plan or other land use plan and therefore would have no impact on the availability of important mineral resources. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>XIII. NOISE – Would the project result in:</p>				
<p>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</p>			X	
<p>Response:</p> <p>The unit of measurement used to describe a noise level is the decibel (dB), which is a logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level. The human ear, however, is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written as dBA. Average noise levels over a period of minutes or hours are usually expressed as dBA Leq, or the equivalent noise level for that period of time. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (Ldn). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. Ldn is a similar 24-hour average measure that weights only the nighttime hours.</p> <p>The noise generated from construction of the Proposed Project would temporarily increase noise levels within the vicinity. Section 8.40.090 of the San Jacinto Municipal Code outlines the City’s construction activity noise regulations. Section 8.40.090 (A) states: “The erection (including excavation), demolition, alteration or repair of any building shall occur between the hours of seven a.m. and seven p.m. on weekdays and Saturdays, and between nine a.m. and six p.m. on Sundays</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature”.</p> <p>The Proposed Project would be conditioned to comply with the City’s Municipal Code. In addition, Proposed Project operations that would generate noise typically associated with residential uses. However, the Project Site is surrounded by existing sources of noise generation, such as roads, and residences. Therefore, noise generated by the Proposed Project’s addition of 23 single-family residences is not anticipated to be substantial. No significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
<p>Response:</p> <p>Construction activities can produce vibration that may be felt by adjacent land uses. Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when vibration causing equipment is within 100 feet of a receptor. The Proposed Project provides for future construction of 23 residential dwelling units. However, vibration produced by construction activities would be short-term and Section 8.40.090 of the Municipal Code allows construction-related exceptions to be requested. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
<p>Response:</p> <p>The Project Site is not located within two miles of an airport or airstrip. The closest airport is the Hemet Ryan Airport located over five miles southwest of the Project Site. As such, the Project Site would not be exposed to excessive noise levels from airport operations, and therefore, the Project will have no impact, directly, indirectly, or cumulatively to exposing people residing or working in the project area to excessive noise.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	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 road or other infrastructure)?			X	
<p>Response:</p> <p>For the City of San Jacinto, the Southern California Association of Governments (SCAG) projects a 56 percent population growth between 2016 and 2045, from 44,800 to 69,900 people, growing at a greater rate compared to the County (38 percent); refer to Table 5.14-2, SCAG Growth Forecasts.²⁰ Similarly, employment growth in San Jacinto is forecast to grow at a greater rate than that of the County, at around 90 percent over the 28-year period. San Jacinto’s estimated population was estimated to be 44,800 in 2016. By 2045, SCAG projects that San Jacinto’s population will grow to 69,900. The Proposed Project would allow for future development of 23 single-family residential lots. The population from General Plan buildout was estimated assuming 3.45 persons per household in San Jacinto.²¹ The proposed 23-lot subdivision would therefore result in an estimated population of 80. The Proposed Project would account for approximately 0.1 percent of the projected 29-year growth in San Jacinto. The Proposed Project is an allowable use within the VLDR District. Therefore, population growth from the Proposed Project was anticipated for the buildout of the Planning Area. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Response: <i>General Plan as amended October 19, 2012; General Plan EIR; & General Plan EIR Addendum August 2012</i></p> <p>The Proposed Project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the Project would not displace any currently occupied housing; no impacts are anticipated.</p>				
XV. PUBLIC SERVICES – Would the project:				
Fire protection?			X	
<p>Response:</p> <p>The Riverside County Fire Department (RCFD) provides fire protection service for the City of San Jacinto. The Fire Department provides fire protection services (RCFD 2023).</p>				

²⁰ City of San Jacinto General Plan Update Public Review Draft EIR, November 2022

²¹ City of San Jacinto General Plan Update Public Review Draft EIR, Table 5.14-3 Existing Housing Supply Mix, November 2022

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Riverside County Fire Department provides cooperated integrated regional fire protection services within the County of Riverside and partner cities. The closest Riverside County Fire Department Fire Stations by response times are as follows:</p> <ul style="list-style-type: none"> • Fire Station 78– 2450 W. Cottonwood Ave. San Jacinto, CA. It is approximately 7 minutes away. • Fire Station 25 – 132 South San Jacinto San Jacinto, CA. It is approximately 6 minutes away. • Fire Station 26 -25954 Stanford Street Hemet, CA. It is approximately 15 minutes away. • Fire Station 76 (Truck) - 29950 Menifee Rd. Menifee, CA. It is approximately 30 minutes away. <p>This project will add to the workload of the closest fire station 25, which are currently operating at or exceeding optimal workload capacity. Additional fire trucks/ personnel and/or fire stations are needed to reduce the current service times to below 3,000 calls per year. An in-lieu fee will be required to reduce the impact to a less than significant level.</p> <p>As discussed in Section XIV. Population and Housing, the Proposed Project would have an estimated population of 80 people. The Project plans would be subject to review and approval by the RCFD, which would ensure that adequate emergency access, fire hydrant availability, and sufficient capacity for fire flows would be provided in compliance with all applicable codes and standards.</p>				
Police protection?			X	
<p>Response:</p> <p>The City of San Jacinto contracts with the Riverside County Sheriff's Department (RCSD) for police services. The police department's primary objective is to provide general law enforcement services to the City, ensuring safety and security for residents throughout the community. The nearest station is located at 160 W Sixth Street, approximately two miles southeast of the Project Site.</p> <p>The City's police services consist of 39 personnel assigned to general law enforcement team, investigations, and a police K9 unit.²² According to the US Census Bureau, the City of San Jacinto has an estimated population of 55,470, which would result in a ratio of officers to citizens being approximately 1:1,422. The proposed development of 23 single-family units would result in an additional 80 people (based on 3.45 persons per household).²³ The officers to citizen ratio would change from 1:1,422 to 1:1,502 and result in a net change of less than one percent. Given the distance to the Project Site from the station (two miles) and the net change of less than one</p>				

²² San Jacinto General Plan Update Public Review Draft EIR. Accessed July 5, 2023.

²³ <https://sanjacinto.generalplan.org/documents-amp-maps>. Accessed July 5, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
percent officer to citizen ratio, the Proposed Project would not significantly increase response times and therefore would have less of an impact on police services. In addition, through the implementation of all regulations and City policies for development projects (i.e., collection of developer impact fees), the Project will have a less than significant impact on police services.				
Schools?			X	
<p>Response:</p> <p>School services for the Project Site are currently provided by the San Jacinto School District (SJSD). The future development of 23 single-family residences would result in an additional 80 people. The Applicant would be required to pay the state-mandated school fees in place at the time that development occurs. These fees are designed to mitigate impacts to schools by providing funds for the construction of new facilities. Through the implementation of all regulations and City and School District policies for development projects, the Project will have a less than significant impact on schools.</p>				
Parks?			X	
<p>Response:</p> <p>The City of San Jacinto is home to over 170 acres of Public Parks and grassy common areas with 36 parks in total.²⁴ The nearest regional parks to the Project Site are Almaden Park and Skyview Park located within 0.2-mile northwest of the Project Site. The City established a park ratio of 3.39 acres of developed parkland for every 1,000 residents. The City’s General Plan Update Draft EIR details recommendations and standards to meet park facility demand. In 2020, with a population of approximately 52,872, there were 179.2 acres of parkland with an 85.16-acre parkland deficit. Based on the 2040 estimation, the population would grow by more than 16,252 people, and the required parkland would amount to 271.4 acres.</p> <p>The City has a broad range of available recreation facilities, programs, and parks. The Project Site and future use as residential was planned as part of the City’s 2020 General Plan update. Therefore, the Project will have a demand on park services which would be covered through the payment of the Park Development Fee required for all new construction. Therefore, the Project will have a less than significant impact on recreational facilities, directly, indirectly, and cumulatively.</p>				
Other public facilities?				X
<p>Response:</p> <p>The Project Site would be included into the City of San Jacinto’s Street Lighting District, installation and maintenance of new streetlights will be provided by the City. There are no traffic signals planned for the Project.</p>				

²⁴ City of San Jacinto. Parks and Facilities. Accessed July 6, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Project developers are expected to cover all streetlight installation costs in addition to maintenance costs for a year. After a year, the City will start maintaining the street lights and will charge an annual assessment fee per single-family unit. Therefore, no impacts to other public facilities.				
XVI. RECREATION – Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
<p>Response:</p> <p>The City provides a broad range of recreation facilities, programs, and parks. The City established a park ratio of 3.39 acres of developed parkland for every 1,000 residents. The City’s General Plan Update Draft EIR details recommendations and standards to meet park facility demand. In 2020, with a population of approximately 52,872, there were 179.2 acres of parkland with an 85.16-acre parkland deficit. Based on the 2040 estimation, the population would grow by more than 16,252 people, and the required parkland would amount to 271.4 acres.</p> <p>The Proposed Project would incorporate an additional 80 people, which would be addressed in the City’s 2040 General Plan Update for net population growth. In addition, with the collection of Park Development Fees required for all new construction, the City will continue to seek out opportunities to enhance parkland. Therefore, within collection of park development fees the Project will have a less than significant impact on recreational facilities.</p>				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?				X
<p>Response:</p> <p>The Proposed Project does not include any parks, open space, or recreational facilities to serve the development or the community. Adherence to the Riverside Countywide Goals and Policies of the Recreation Element in the Countywide Policy Plan and the San Jacinto General Plan would ensure impacts to parks and other recreational facilities are less than significant and no mitigation measures are required. Additionally, the Project will have a demand on park services which would be covered through the payment of the Park Development Fee required for all new construction. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
<p>Response: <i>Trip Generation Analysis and Vehicle Mile Traveled (VMT) Screening was prepared by TJW Engineering, Inc. (TJW) on February 18, 2022.</i></p> <p>A Trip Generation Analysis and Vehicle Mile Traveled (VMT) Screening was prepared by TJW Engineering, Inc. (TJW) on February 18, 2022 (see Appendix H). The report is available for review at the City of San Jacinto Community Development Department and results of the study are summarized herein. The Project is proposed to consist of 23 future residential dwelling units. The Proposed Project is forecast to generate a total of approximately 226 daily vehicle trips, including 17 vehicle trips during the AM peak hour and 23 vehicle trips during the PM peak hour. The Project trip generation for the Proposed project was developed based on the City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (June 2020). The guidelines state that single family residential tracts of less than 100 lots are exempt from Level of Service (LOS) analysis. The Proposed Project is a single-family residential tract with 24 units; therefore, the Proposed Project would be exempt from LOS analysis. The trip generation for the Proposed Project was determined using the Institute of Transportation Engineers Trip Generation Manual (11th Edition). Based on the Proposed Project's intended use, the projected trip generation was determined using the Single-Family Detached Housing Land Use Code 210. The Proposed Project is estimated to generate 18 total AM peak hour trips, 24 total PM peak hour trips, and 236 total daily trips.</p> <p>The Proposed Site is bound by Ramona Boulevard to the north and De Anza Drive to the south between Savory Lane and Young Street in the City of San Jacinto. Site access will be provided along both Ramona Boulevard and De Anza Drive.</p> <p>Ramona Boulevard: A two-undivided roadway that runs to the north of the Project Site and is classified as a Collector roadway. Collector roadways typically provide access to abutting property and activity nodes, and link properties to a secondary roadway system.²⁵ Additionally, Ramona Boulevard is proposed to gain a Class 2 bike lane, by having a bike lane or buffered bike lane.</p> <p>De Anza Drive: A two-undivided roadway that runs to the south of the Project Site. The San Jacinto General Plan also classifies De Anza Drive as a Collector roadway and has a proposed Class 3 bike route.</p> <p>Savory Lane: A two-undivided roadway running to the west of the Project Site. It is classified as a local road with a proposed Class 1 multiuse pathway.</p>				

²⁵ City of San Jacinto General Plan. Circulation Element. Accessed July 25, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Young Street: A two-divided roadway that runs to the east of the Project Site and classified as a Major roadway with a Class 1 multiuse bike path. A Major roadway is typically a highway that complements the Arterial system. Normally links and may be continuous over shorter distances and arterials.¹⁸</p> <p>Transit Facilities: The Riverside Transit Agency (RTA) has created an on-demand service that offers shared rides in the Hemet-San Jacinto micro transit zone. The transit service, named GoMicro, would be accessible at the intersection of Ramona Boulevard and State Street.</p> <p>Bicycle Facilities: According to the City of San Jacinto General Plan Update, outlining the existing and proposed trail and bicycle facilities, Young Street has an existing Class 1 multi-use pathway. The remaining adjacent roadways have proposed bicycle facility improvements. Ramona Boulevard is proposed to have a Class 2 bike lane or buffered bike lane zone, De Anza Drive is proposed to have a Class 3 bike lane, and Savory Lane is proposed to have a Class 1 multiuse pathway.</p> <p>Pedestrian Facilities: There are existing sidewalks on De Anza Lane and Savory Lane. However, the proposed Site Plan would implement additional sidewalk amenities on Ramona Boulevard. The San Jacinto General Plan does include a Figure pertaining to bikeways and trails. As explained previously, The Proposed Project has an existing bike lane on Young Street and proposed bike facilities on the remaining three adjacent roadways.</p> <p>The Proposed Project would be consistent with the Mobility Element of the San Jacinto General Plan and is consistent with the City guidelines. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 ⁶ or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion			X	
<p>Response: <i>Trip Generation Analysis and Vehicle Mile Traveled (VMT) Screening was prepared by TJW Engineering, Inc. (TJW) on February 18, 2022.</i></p> <p>Senate Bill (SB) 743 was adopted in 2013 requiring the Governor’s Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified VMT as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28th, 2018, with an implementation date of July 1st, 2020, as the new metric.</p> <p>The City of San Jacinto updated their Transportation Impact Analysis Guidelines in June 2020. The document outlines guidelines for CEQA analysis including screening criteria and requirements for</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>VMT assessment of land use projects. The VMT guidelines provide several screening criteria for projects.</p> <p>The City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (June 2020) indicates that projects generating less than 500 daily vehicle trips (typically single-family housing projects with less than 53 dwelling units) are screened out and presumed to cause a less than significant VMT impact. The Proposed Project is projected to generate approximately 236 daily vehicle trips and consist of 23 single-family homes; therefore, the proposed Project is exempt from VMT analysis and no mitigation measures are required.</p>				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
<p>Response: Trip Generation Analysis and Vehicle Mile Traveled (VMT) Screening was prepared by TJW Engineering, Inc. (TJW) on February 18, 2022.</p> <p>This section evaluates the Project Site access and on-site circulation. Vehicular access for the Project Site is proposed to be provided by three 40-foot-wide full access driveways. One project driveway facing the north is on Ramona Boulevard, and two project driveways facing southward are on De Anza Drive.</p> <p>The Proposed Project is the development of 23 single-family residential houses and adheres to the City’s guidelines and Development Code. Furthermore, the Proposed Project does not include geometric designs or incompatible uses that would substantially increase hazards to the surrounding area. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
d) Result in inadequate emergency access?			X	
<p>Response: Trip Generation Analysis and Vehicle Mile Traveled (VMT) Screening was prepared by TJW Engineering, Inc. (TJW) on February 18, 2022.</p> <p>Vehicle access to the Proposed Project would be provided via three 40-foot-wide driveways along Ramona Boulevard and De Anza Drive. Regional access to the Proposed Project would be provided by the Ramona Expressway which is approximately 0.3 miles north of the Project Site. The Ramona Expressway is classified as a Limited Access Highway and is a part of State Route 79. Furthermore, the Proposed Project would have acceptable accessways to and from the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
<p>Response:</p> <p>CEQA defines a “historical resource” as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in PRC §5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g); or (4) is determined to be a historical resource by a Project’s Lead Agency (PRC §21084.1 and <i>State CEQA Guidelines</i> §15064.5[a]). “Local register of historical resources” means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Four prehistoric sites (including a habitation site, rock shelters, artifact scatter) were located within the search radius of the archeological records.</p> <p>The cultural resources survey for the Tract 34271 Project was negative for the presence of California Register of Historical Resources (CRHR)-eligible archaeological sites. Additional research revealed that a previous study (Sanka 2006) evaluated Site RIV-7967, identified within the project, as not eligible for listing on the CRHR. The findings of the current study are consistent with the 2006 Sanka study. The subject property was developed in the mid-twentieth century, and the dairy features were abandoned and impacted by grading sometime after the year 2000. Given the current condition of Site RIV-7967 and the lack of additional resources within the project, the proposed development will not have any impact to any known CRHR-eligible resources.</p>				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		
<p>Response:</p> <p>Chapter 532, Statutes of 2014 (i.e., AB 52), requires Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include “[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources.” AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a “tribal cultural resource.” Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.</p> <p>Pursuant to AB 52, the City notified five tribes on August 1, 2024 of the Proposed Project and opportunity to consult. Responses were received from the Yuhaaviatam of San Manuel Nation and the Soboba Band of Luiseno Indians. Consultation concluded on November 6, 2024 with the Soboba Band of Luiseno Indians accepting the City’s standard conditions of approval (as presented below) for the project and concluding consultation.</p> <p><u>Tribal Cultural Resources</u></p> <p>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.</p> <p><u>Discovery of Human Remains</u></p> <p>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.</p> <p>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. No other conditions or mitigations were determined to be required.</p> <p>With implementation of the above conditions of approval, impacts to tribal cultural resources would be less than significant.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	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?			X	
<p>Response:</p> <p><u>Water</u></p> <p>The Proposed Project would be served by the Eastern Municipal Water District (EMWD). The EMWD provided a Will Serve Letter on August 8, 2023, stating that they would be willing to provide water services to the subject property. Additionally, the EMWD expects the developer to provide proper notification when a water demands assessment is required pursuant to Senate Bill 221 and/or 610. The Project would connect to existing water lines on De Anza Drive and Ramona Boulevard.</p> <p><u>Wastewater Treatment</u></p> <p>The EMWD would provide wastewater treatment for the Proposed Project and the City provides sewer collection. The City of San Jacinto provided a Will Serve Letter on April 13, 2023, stating that the City can and will accept the estimates sewer flow specified by the Proposed Project. The sewer lines would connect to an EMWD line on De Anza Drive designated for wastewater which would be treated at the Hemet/San Jacinto Regional Water Reclamation Facility. This 255-acre facility is located at 770 North Sanderson Avenue in the western portion of the City of San Jacinto. The plant performs primary, secondary, and tertiary treatment of wastewater. The facility's current capacity is 14 million gallons per day (mgd), and the ultimate planned expansion capacity is 27 mgd. The plant currently treats approximately 7 mgd.²⁶</p> <p><u>Storm Water Drainage</u></p> <p>A drainage easement (Lot E), located along the northern edge of the site would capture excess storm water runoff from the Proposed Project. The basin can hold 50,199 cubic feet of water. The bottom 1.75 cubic feet of the basin is dead storage, and the water does not drain out it is percolated back into the ground. The design control volume or the LID volume from the WQMP is 13,822 cubic feet required. All storm water above the 1.75 feet depth can drain out through a controlled outlet structure. The percolation in the basin is 0.168 cfs based on 1.05 inches per hour with a floor size of 6,902 square feet. Reducing this volume from the detention basin runs produces the amount of water that would flow from the site, towards the southeast to the San Jacinto River.</p>				

²⁶ San Jacinto Valley Regional Water Reclamation Facility. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.emwd.org/sites/main/files/file-attachments/sjvrwrffactsheet.pdf?1620226515. Accessed on August 15, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Electric Power</u></p> <p>Electric power would be provided to the Project Site by Southern California Edison (SCE). The Proposed Project would connect to an existing distribution line located within De Anza Drive. SCE has committed to providing service to the planned uses of the San Jacinto General Plan and its Sphere of Influence. The Proposed Project would not require or result in the relocation or construction of new or expanded electric power which could cause significant environmental effects.</p> <p><u>Natural Gas</u></p> <p>Natural gas would be provided to the Project Site by Southern California Gas Company (SCG). The Project will connect to an existing distribution line in De Anza Drive. SCG has committed to providing service to the planned uses of the San Jacinto General Plan area and the City’s Sphere of Influence. The Project will not require or result in the relocation or construction of new or expanded natural gas facilities power which could cause significant environmental effects.</p> <p><u>Telephone and Cable</u></p> <p>The Proposed Project would be serviced by Verizon telephone for landline requirements and Frontier Cable for cable service. The Proposed Project is not anticipated to require the expansion or construction of new communications systems facilities.</p> <p>The Proposed Project is not anticipated to require or result in the relocation or construction of new or the extensive expansion of water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities that could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.</p>				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
<p>Response: <i>TTM 34271 Plan of Services, November 2022.</i></p> <p>A Will Serve Letter prepared by the EMWD on August 8, 2023, confirmed that the EMWD would be willing to provide sufficient water services to the Proposed Project. As stated in the 2020 EMWD UWMP, during a multiple dry-year period, the EMWD’s total water supply is projected to be 175,800 acre-feet (AF) by 2045, while the total water demand is projected to be 175,800 AF in the same year, resulting in neither surplus nor deficit. The UWMP indicates that the EMWD’s supplies have been determined to be sufficient to meet demands within the district’s service area during normal, dry, and multiple dry years through the year 2045.</p> <p>The Projects Site’s current designation is Residential Agricultural Accessory Business (RAAB). The RAAB land use zones are designed to have both low-density residential uses and low-intensity nonresidential uses and are consistent with the Rural Residential and Low-Density</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Residential land use designation in the General Plan. Development of the Project Site for the projects residential uses would be accounted for in EMWD's projected water demand.</p> <p>Therefore, the expected water demand for the Proposed Project would be included in EMWD's projected water demand for the Project Site. Water supplies would be sufficient to serve the Proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p>			X	
<p>Response:</p> <p>EMWD will provide wastewater treatment for the proposed 23 single-family residential developments. Wastewater would be treated at the Hemet/San Jacinto Regional Water Reclamation Facility, a 255-acre facility is located at 770 North Sanderson Avenue in the western portion of the City of San Jacinto. The plant performs primary, secondary, and tertiary treatment of wastewater, removing bacteria, viruses, and virtually all suspended solids. The facility's current capacity is 14 million gallons per day (mgd), and the ultimate planned expansion capacity is 27 mgd. The plant currently treats approximately 7 mgd</p> <p>The Proposed Project has been permitted by the City of San Jacinto and would accept the project's future sewer and wastewater services. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>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?</p>			X	
<p>Response:</p> <p>Upon approval of the Project, CR&R Waste and Recycling Services would transport solid waste to the Lamb Canyon landfill. The Project Site is located approximately five miles south of the Lamb Canyon Landfill at 16411 Lamb Canyon Road, Beaumont, California. The landfill is owned and operated by Riverside County Department of Waste Resources. The landfill property area consists of approximately 703.4 acres, The landfill has a permitted capacity of 5,000 tons per day and has an estimated disposal capacity of 39,681,513 cubic yards.²⁷ The Proposed Project includes 23 residential lots. According to CalRecycle's estimated solid waste generation rates for single-family residences, the Proposed Project would generate approximately 230 pounds of solid waste per day, or approximately 0.115 tons per day, based on 10 pounds per unit per day.²⁸ The proposed waste generation represents 0.0023 percent of the landfill's maximum daily tonnage.</p>				

²⁷ CalRecycle. Solid Waste Information System. SWIS Facility/Site Activity Details. Accessed June 23, 2023.

²⁸ CalRecycle. Estimated Solid Waste Generation Rates. Accessed June 23, 2023.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Therefore, the Proposed Project solid waste generation contribution to these landfills would be nominal and would not exceed the daily permitted capacities of these facilities. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.</p>				
<p>The Proposed Project would generate construction/demolition waste (CDW) as well as ongoing domestic waste. Solid waste generated by the residential development would likely be disposed of at the Lamb Canyon Landfill. It is presumed that construction waste would be comprised of concrete, metals, wood, landscape, and typical domestic material. CDW associated with the Proposed Project would be recycled to the extent practicable with the remainder sent to a landfill. The construction debris would be processed and recycled or sent to the landfill. Pursuant to Chapter 8.34 – Construction Demolition Waste Management of the Municipal Code 50 percent of the construction debris must be diverted.</p>				
<p>With the implementation of the City’s and CR&R’s recycling programs the City continues to divert waste from the landfill. Additionally, compliance with Municipal Code Chapter 8.34 – Construction and Demolition Waste Management would further divert waste to the landfill. Therefore, landfill capacity is available to accommodate this Project and the Project would have a less than significant impact.</p>				
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>			X	
<p>Response:</p> <p>Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (for example, through recycling and composting of green waste) and the safe and efficient transportation of solid waste. The Project would comply with all regulatory requirements regarding solid waste including AB 939 and AB 341. AB 939, which is administered by the California Department of Resources Recycling and Recovery required local governments to achieve a landfill diversion rate of at least 50 percent by January 1, 2000, through source reduction, recycling, and composting activities. Moreover, AB 341 increases the minimum solid waste diversion rate to 75 percent by 2020. Such regulations would apply to this Project and compliance is mandatory. Further, mandates set forth by the CALGreen Code aim to reduce solid waste generation and promote recycling and diversion design and activities, to which this Project is required to comply. There would be less than significant impacts regarding compliance with federal, State, and local statutes and regulations related to solid waste.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	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?			X	
<p>Response:</p> <p>The City’s Emergency Operation Plan describes the City’s process for responding to emergencies or disasters. In addition, the City, along with most other jurisdictions in Riverside County, joined with the County of Riverside to submit a Multi-Jurisdictional program for providing a framework for emergency response. As previously discussed, the proposed development would not alter the existing circulation pattern in the Project area. Emergency access and evacuation routes would be unaffected by the proposed Project.</p> <p>Construction activities may temporarily restrict vehicular traffic. However, even temporary changes to the existing roadway network require the approval of the City and notification to all emergency responders. The Proposed Project provides adequate access for emergency vehicles, including adequate street widths and vertical clearance. Implementation of federal, State, and local laws and regulations in the construction of this Project would result in less than significant impacts to adopted emergency response or evacuation plans.</p>				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
<p>Response: <i>City of San Jacinto General Plan 2040, November 2022</i></p> <p>Due to climate, vegetation, and topography, the City is subject to both wildland and urban fires. The natural vegetation of the largely undeveloped hillsides located in both the westernmost and easternmost portions of the City are highly prone to wildland fires. The Public Safety Element addresses both wildland and urban fire risk reduction and prevention, as well as mitigation efforts. The City does not have its own Local Hazard Mitigation Plan (LHMP), but adopted Resolution 3738 on September 18, 2018 approving the City of San Jacinto Local Hazard Mitigation Plan Annex from the Riverside County Operational Area Jurisdictional LHMP, therefore allowing the City to utilize the County LHMP, which addresses the topic of wildfires.</p> <p>The Project Site is not located within a Fire Hazard Severity Zone²⁹. In addition, the Project Site is relatively flat. Therefore, the Proposed Project’s future development would not exacerbate wildfire risks and would result in no impact from the exposure of pollutant concentration from a wildfire or the uncontrolled spread of a wildfire.</p>				

²⁹ https://drive.google.com/file/d/12Vj9c-gjvsgypdwprdg_9OCvt8OCksM/view. Accessed December 16, 2022.

ISSUES & SUPPORTING INFORMATION SOURCES:	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?				X

Response: *City of San Jacinto General Plan 2040, November 2022*

The Proposed Project’s improvements include installation of curb, gutter, and sidewalk. The Proposed Project would connect to existing utilities and service system infrastructure. The Proposed Project would not require the installation or maintenance of associated infrastructure that would exacerbate fire risk, or that may result in temporary or ongoing impacts to the environment and as such would have a no impact.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
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Response:

As previously discussed, the Project Site is not located within a Fire Hazard Severity Zone and is relatively flat. Therefore, the potential for landslides as a result of runoff from post-fire slope instability does not exist at the site. Therefore, no impacts are expected and the Project would not expose people or structures to significant risk, from flooding, or landslides as a result of post-wildfire.

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?			X	
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Biological Resources

In Section IV (Biological Resources), it is noted that the MSHCP has identified burrowing owl as a species of concern. The Project Site occurs partially within a predetermined Survey Area for the burrowing owl. No suitable burrowing owl burrows larger than 4 inches in diameter potentially utilized for refugia and/or nesting were documented within or adjacent to the Project Site and focused surveys are not warranted. Depending upon the timing of the proposed construction, the burrowing owl could move on site. Also, impacts on active bird nests could also occur. Therefore,

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Mitigation Measures BIO-1 and BIO-2 are proposed to require a pre-construction survey for the burrowing owl and requiring grading/construction to occur outside of the nesting season for birds. Additionally, the project applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the City of San Jacinto. By addressing these required mitigations, no other biological impacts are expected. Therefore, it was determined that the Project would have a less than significant impact with mitigation on any species identified as a candidate, sensitive, or special status species in local or regional plans, or policies.</p>				
<p><u>Cultural and Tribal Resources</u></p> <p>The Cultural Resources Study for the Project Site did not result in the identification of any prehistoric or historic resources within the subject property. Aerial photographs indicate that the entire property has been repeatedly disced and historically did not contain any structures. Further, the property does not contain any natural sources of water or bedrock often associated with prehistoric sites in the area. Given that no archaeological sites, features, or artifacts were identified during the survey, no potential impacts to cultural resources are anticipated as a result of the proposed development. No further archaeological study and no site-specific mitigation measures for cultural resources are recommended as a condition of project approval. Furthermore, based upon the prior development and subsequent clearing of the Project Site, there is little to no potential for archaeological deposits on-site and any other potential impacts would be addressed by Mitigation measure CR-1. Therefore, no significant impacts are identified or anticipated, and no additional mitigation measures are required.</p>				
<p>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 project, and the effects of probable future projects.)</p>			X	
<p>Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:</p> <p>(a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.</p> <p>(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Air Quality</u></p> <p>Development of the Proposed Project would be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality as discussed. Proposed Project construction and operational periods would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, cumulative impacts are anticipated to be less than significant.</p> <p><u>Greenhouse Gas</u></p> <p>Greenhouse gas (GHG) emissions are cumulative in nature, in that, no one single project can measurably contribute to climate change and its affects (global average change in temperature, rising sea levels etc.). The direct or indirect GHG impacts are therefore not evaluated on a local level, but whether or not the GHG emissions resulting from the project are cumulative; that is, they add considerably to an increase in GHGs as compared to the existing environmental setting based on: 1) an established significance threshold(s); or 2) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.</p> <p>The Project's emissions meet the threshold for compliance with Executive Order S-3-05. In addition, the Project's emissions also comply with the goals of AB 32. Also, as the Project meets the current interim emissions targets/thresholds established by SCAQMD, the Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level, and the Project would be required to comply with these regulations as they come into effect.</p> <p>Although cumulative impacts are always possible, the Proposed Project, by incorporating all mitigation measures outlined within this Initial Study, would reduce its contribution to any such cumulative impacts to less than cumulatively considerable. Therefore, with the incorporation of mitigation identified in this document, the Proposed Project would result in individually limited, but not cumulatively considerable, impacts.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p>The development of the Proposed Project would not cause adverse impacts on humans, either directly or indirectly. San Jacinto, as is the case for most of Southern California, is located within a seismically active region. As stated in Section VII, the Casa Loma Fault is approximately 0.83 miles southwest from the Project Site. Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Riverside County Fire Department. All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>cumulatively considerable in terms of any adverse effects upon the region, the local community, or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.</p> <p>The incorporation of design measures, County of Riverside policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.</p>				