

VISCAR TERRACE GRADING PLAN PROJECT

INITIAL STUDY

Prepared for:

Viscar Terrace, LP
13681 Newport Avenue, #8230
Tustin, CA 92780

City of Murrieta Planning Department
Planning Division
1 Town Square
Murrieta, CA 92562

Prepared by:



April 2025

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INITIAL STUDY

1. Project title:

Viscar Terrace Grading Plan

2. Lead agency name and address:

City of Murrieta Development Services Department
Planning Division
1 Town Square
Murrieta, CA 92562

3. Contact person and phone number:

Mr. Aaron Rintimaki
Associate Planner
City of Murrieta Planning Division
(951) 461-6079

4. Project location:

The Viscar Terrace Grading Plan Project would construct and operate a new 172-unit affordable housing community with related infrastructure improvements on a disturbed 5.74 gross acre (5.61 net acre) site located at 40475 Vista Murrieta Road and 40600 Myers Lane in Murrieta, California (APN 949-180-022, -023 and -025). The subject property is currently developed with two single-family dwellings and accessory buildings. The project site abuts two (2) rights-of-way: Vista Murrieta Road and Myers Lane. The project location is shown in Figure 1 – Vicinity Map.

5. Project sponsor's name and address:

Viscar Terrace LP
c/o Tung Tran
13681 Newport Avenue, #8230
Tustin, CA 92780

6. General Plan designation:

Office and Research Park

7. Zoning:

Office/Transit Oriented Development (TOD) Overlay



Figure 1—Vicinity Map

 - Project Site

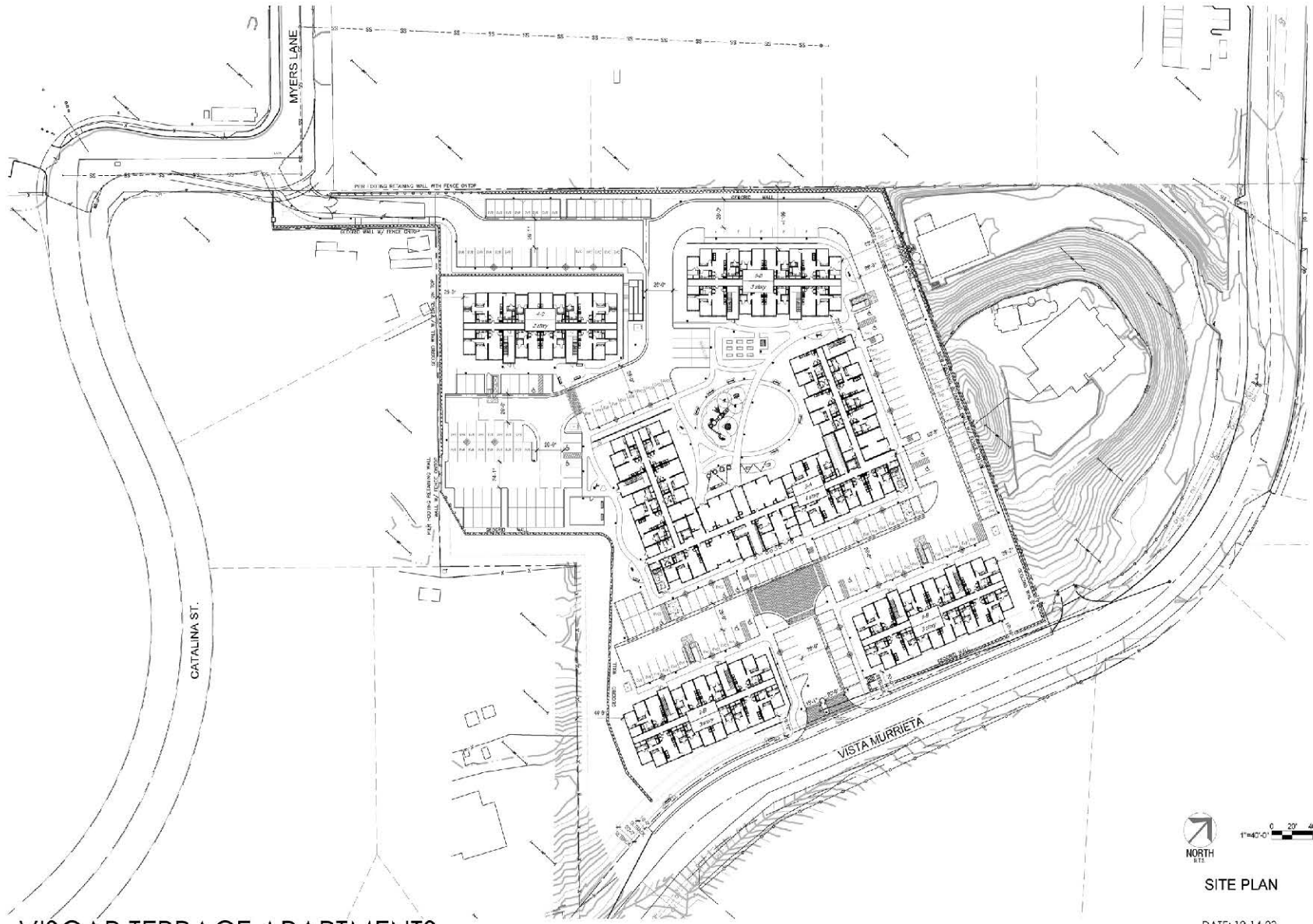
8. Project Description

The project applicant, Viscar Terrace LP, is proposing to construct and operate the Viscar Terrace Grading Plan Project, a new 172-unit affordable housing community with related infrastructure improvements on a disturbed 5.74 gross acre (250,034 square feet) (5.61 net acre) site located at 40475 Vista Murrieta Road and 40600 Myers Lane in Murrieta, California (APN 949-180-022, -023, and -025). The site is located along the north side of Vista Murrieta Road, south of Los Alamos Road, east of Interstate 15, west of Interstate 215. The project site abuts two (2) rights-of-way: Vista Murrieta Road and Myers Lane. The site contains two single-family residences and related outbuildings and landscaping improvements. The project is zoned Office (O) and is located within a Transit Oriented Development (TOD) Overlay District. The General Plan land use designation is Office and Research Park (ORP) with a 0.6 – 2.5 Floor Area Ratio (FAR). The proposed residential project is a permitted use in the TOD Overlay District and subject to standards stipulated in Section 16.16.040 of the Murrieta Municipal Code. The minimum density is 30 units per acre or 169 units. The applicant is proposing 172 units which would equal approximately 30.56 units per acre. The proposed site plan is shown as Figure 2.

The project would provide a total of 172 apartment units and amenities in four, three-story buildings and one four-story building. The four-story building includes up to 4,241 square feet of common area with clubhouse, multipurpose room, fitness center, and resident services space as well as outdoor recreational amenities including a barbeque/picnic area and playground/dog run area. An outdoor fitness course and ½ basketball court would also be provided on-site. The project would be 100 percent affordable. Of the total units, two would be reserved for on-site managers. A total of 228 parking spaces would be provided. All spaces would be surface parking. The parking ratio would be 1.33 spaces per unit.

Primary access would be via a new driveway on the south side of the project via Vista Murrieta Road. A secondary emergency vehicle access (EVA) would be provided at the northwest corner of the site via Myers Lane which will also allow residents to exit the property in case of emergency.

The project site was divided into three drainage management areas. In the proposed post-developed condition, the majority of the onsite runoff flowing north will be collected by proposed drop inlets/curb opening catch basins and conveyed to proposed Continuous Deflection Separation (CDS) units for pretreatment via 18" storm drain pipes prior to infiltration/detention trench system for Low Impact Development (LID) treatment. Overflow will discharge via PVC overflow pipes connected to parkway drains onto the curb and gutter along Myers Lane. The majority of the onsite runoff flowing south will be collected by proposed drop inlets and conveyed to proposed CDS units for pretreatment via 15" storm drain pipes



VISCAR TERRACE APARTMENTS MURRIETA, CA

Etapes Corp. / Community Development Partners
 13681 Newport Ave., Suite 8230
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SITE PLAN **A1.0**

DATE: 12-14-23
 JOB NO.: 2023.581

AO ARCHITECTS
 144 NORTH ORANGE ST., ORANGE, CA 92866
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Figure 2—Site Plan

prior to discharging into proposed infiltration/detention trench system for infiltration/LID treatment. Overflow will discharge via PVC overflow pipes. New landscaping would be installed per Title 16.28 (Landscaping Standards) and Title 16.34.070.H (Development Standards for Off-Street Parking, Landscaping) of the Murrieta Municipal Code and the City's current policies.

The proposed project would install a new 12-inch water line in Vista Murrieta Road extending southwest of the site. The water line would connect to a new water line located at the intersection of Sparkman Court and Vista Murrieta Road. A second line will be installed within Vista Murrieta Road east of the site and connect to an existing water line located at the southwest corner of Vista Murrieta Road and Skypark Lane. This segment would cross under an unnamed drainage to Murrieta Creek using jack and bore. Vista Murrieta Road crosses the creek using an existing box culvert. The line would be installed under the existing box culvert within the Vista Murrieta Road corridor. This connection would complete a looped system for the project. The project would connect to an existing sewer line at the northwest corner of the site at the southern terminus of Myers Lane. All water/sewer infrastructure would be installed in trenches during grading and improvements to Vista Murrieta Road.

Electrical (Southern California Edison) and telecommunication (Frontier and Spectrum) service would initially connect to the existing overhead electrical infrastructure located along the north side of Vista Murrieta Road. All electrical lines located on-site would be undergrounded during grading. A total of four 1,600 ampere and one 3,000 ampere transformers would be installed on-site. The project would eventually underground all electrical and telecommunication service along the project frontage east of Carrigan Road and install a new electrical service line northeast of the site within the jack and bore trench required for the new water line as described above.

Construction is expected to begin in mid-2026 and be completed by mid-2027. Demolition would require removal of approximately 20,000 square feet of buildings (i.e., single-family residences, detached structures and outbuildings). The concrete driveway would be removed as would all existing underground utility lines (i.e., water, irrigation and wastewater drain lines), the septic tanks and leach fields. Grading would require 8,164 cubic yards of fill export. Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm.

Because the project is 100% affordable and within a TOD, the project design was reviewed per the City's objective standards for projects meeting these two criteria. The project applicant is processing the grading permit which is subject to discretionary review; and thus, must meet California Environmental Quality Act (CEQA) compliance requirements. This Environmental Review Checklist provides substantial evidence of potential environmental impacts and conditions of approval that would be implemented to avoid or reduce potential impacts as requested by the City of Murrieta.

9. Surrounding Land Uses and Setting

The project site is approximately 5.74 gross acres/5.61 net acres in size located the north side of Vista Murrieta Road and south of Myers Lane in the City of Murrieta. Surrounding land uses are comprised of single-family residences and vacant land.

10. Other public agencies whose approval is required:

Eastern Municipal Water District – Water and sewer connections

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun is there a plan for consultation?

A Phase I Cultural Resources Report was prepared for the proposed project. The findings were negative for the presence of known cultural resources on-site. As part of the process, a Sacred Lands File (SLF) search was conducted by the Native American Heritage Commission. Tribal representatives identified as part of the SLF search were noticed during preparation of the Phase I Cultural Resources Report. Responses are provided as part of the Phase I Cultural Resources Report (Appendix C). AB 52 consultation was conducted by the City of Murrieta. Consultation letters were sent on January 10, 2025, to the Pechanga Band of Indians, Rincon Band of Luiseño Indians, Morongo Band of Mission Indians and the Agua Caliente Band of Cahuilla Indians. The Agua Caliente Band of Cahuilla Indians responded to the letter on January 15, 2025, and did not request consultation. The Pechanga Band of Indians responded to the letter on February 7, 2025, and requested consultation. The remaining tribes did not respond. Consultation is ongoing.

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

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

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. <u>AESTHETICS</u> – would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public view 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Implementation of the project would occur on a site developed with an existing single-family residences and outbuildings. The site is located within an area currently developed with single-family residential uses to the west, south and east. Murrieta Mesa High School is located to the north across Los Alamos Road approximately 0.2 miles north of the site. Views into the site from Vista Murrieta Road include single-family residences, fencing, landscaping and outbuildings. The majority of the site is vacant open space. Views within the area are not designated scenic nor does the site contain any unique visual features (Murrieta General Plan, 2012).

As proposed, the project would provide a total of 172 apartment units and amenities in seven three- and four-story buildings. One building located along the western site boundary would

include up to 3,720 square foot clubhouse with a 1,277 square foot multi-purpose classroom and outdoor recreational amenities including a barbeque/picnic area and playground/dog run area. A total of 228 parking spaces would be provided. All spaces would be surface parking. The parking ratio would be 1.33 spaces per unit.

The project site and surrounding area are zoned Office/TOD Overlay. While the site and surrounding area was envisioned for office development, multifamily is allowed within the TOD overlay. Thus, the proposed project and projects similar in scope were envisioned for the project site. The project would be designed per City of Murrieta design standards. Thus, while views of the site would change, no designated scenic views or resources would be affected. Thus, impacts to scenic vistas would be **less than significant**.

Source: City of Murrieta General Plan, 2012.

b) There are three designated state scenic highways in Riverside County as defined by the California Department of Transportation. The nearest state-designated scenic highway to the study area is the segment of State Route 74 (SR-74) that extends from the western boundary of the San Bernardino National Forest (25 miles east of the site) to Highway 111 in the City of Palm Desert. Los Alamos Road is not a scenic view corridor. As noted, the site is developed with a manufactured single-family residence and an outbuilding. The majority of the site is vacant. There are no protected/historic tree species, historic structures or other visually prominent features on the site. **No impact** to these resources would occur as a result of project implementation.

Source: California Department of Transportation. *Officially Designated State Scenic Highways*, website visited July 2021.

c) Implementation of the project would occur on a partially developed site. Views from the north are of single-family residence, fencing, landscaping and outbuildings with neighboring residential development visible to the south, west and east. Views from site are of low-density single-family residences. As referenced, Vista Murrieta Road is not designated scenic nor does the site contain any unique visual features. Ornamental trees and shrubs are located on both parcels. The trees are not visually significant or otherwise protected by the City of Murrieta. While views of the site would change, impacts would be **less than significant**.

Source: Site observation

d) The project would add new buildings and security lighting which would be visible from adjacent streets and residences. Temporary outdoor lighting may be visible during operation of construction equipment; however, construction is expected to occur primarily during daylight hours. The development would occur consistent with standards provided in Section 16.18.100 of the Murrieta Municipal Code. Impacts related to light and glare would be **less than significant**.

Source: Site observation and Murrieta Municipal Code

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. <u>AGRICULTURE AND FOREST RESOURCES</u> -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The project site is zoned Office/TOD which is intended to support various office and commercial uses. As referenced, multifamily development is allowed in the TOD overlay. The site is developed with an existing manufactured single-family residence and outbuilding. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site and these resources would not be affected by project implementation. **No impact** would occur under this threshold.

Source: California Department of Conservation, Farmland Mapping and Monitoring Program, 2021

b) The project site is not enrolled in a Williamson Act contract. The proposed project would not conflict with any zoning designations designed to promote agriculture. **No impact** would occur under this threshold.

Source: California Department of Conservation, Farmland Mapping and Monitoring Program, 2021

c-e) Neither the site nor surrounding areas are used for timber production or commercial agriculture. The project would not conflict with any zoning designations designed to preserve timber or agricultural resources. **No impact** would occur under this threshold.

Source: City of Murrieta Zoning Map, June 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The material presented herein is based on the *Air Quality and Greenhouse Gas Study for the Viscar Terraces Affordable Apartment Project* prepared by Birdseye Planning Group, updated December 2024 (Appendix A).

The project site is located within the South Coast Air Basin (Basin), which includes portions of Riverside, Los Angeles and Orange Counties. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in “attainment” or “non-attainment.” The Basin, in which the project area is located, is a non-attainment area for both the federal and state standards for ozone and Particulate Matter (PM)_{2.5}. The Basin is in attainment for the state and federal standards for PM₁₀, nitrogen dioxide (NO₂), and carbon monoxide (CO).

A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. Table 1 shows the significance thresholds that have been recommended by the SCAQMD.

Table 1
SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds		
Pollutant	Construction	Operation
Nitrogen Oxides (NO _x)	100 lbs/day	55 lbs/day
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Particulate Matter 10 (PM ₁₀)	150 lbs/day	150 lbs/day
Particulate Matter 2.5 (PM _{2.5})	55 lbs/day	55 lbs/day
SO _x	No standard	150 lbs/day
CO	550 lbs/day	550 lbs/day

^a Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, unless otherwise stated.

^b Ambient air quality threshold based on SCAQMD Rule 403.

*lbs/day = pounds
per day*

Construction emissions associated with implementing the proposed project were calculated using the CalEEMOD version 2022.1 software. Construction emissions modeling for site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing. Project construction is scheduled to begin in mid-2026 and be completed in mid-2027. All staging and

construction parking would occur on the site to avoid conflicts with existing residences located west and south of the site. In addition to SCAQMD Rule 403 requirements for fugitive dust control, emissions modeling also accounts for the use of low-VOC paint (50 g/L for non-flat coatings) as required by SCAQMD Rule 1113. Operation of the project would generate vehicle trips which would be the primary source of emissions.

a) The SCAQMD has established criteria for determining consistency with the Air Quality Management Plan (AQMP), currently the 2022 AQMP, in Chapter 12, Sections 12.2 and 12.3, in the SCAQMD CEQA Air Quality Handbook (SCAQMD 1993). The criteria are as follows (SCAQMD 193):

Consistency Criterion No. 1: The project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP.

Consistency Criterion No. 2: The project will not exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

As stated under threshold (b-c) below, construction and operation emissions would not exceed the SCAQMD thresholds; thus, the project would not cause or contribute to new violations or delay the timely attainment of air quality standards specified in the AQMP.

With respect to Consistency Criterion No. 2, the 2016 and 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Therefore, development consistent with the growth projections in the City of Murrieta General Plan is considered to be consistent with the AQMP. The City of Murrieta General Plan designates the site as Office Research Park and the site is zoned Office/Transit Oriented Development (TOD) Overlay. Multifamily housing is allowed outright in the Office/TOD Overlay zone. The project is consistent with the land use designation for the site which allows multifamily housing outright. As stated, the development of 172 multifamily units on the site would generate fewer vehicle trips than a development of new commercial office space; and thus, fewer transportation related emissions. Further, Project-related emissions would not exceed thresholds recommended by the SCAQMD. Thus, the project would comply with Consistency Criterion 2; and thus, would be consistent with the AQMP. **No impact** would occur under threshold (a).

Source: South Coast AQMD. *Air Quality Management Plan*. 2022, Birdseye Planning Group, LLC, 2024.

b-c) Project construction would generate temporary air pollutant emissions. Both construction emissions and vehicle emissions associated with operation of the facility are quantified herein. The CalEEMod output file for summer emissions are provided as Appendix A.

Construction Emissions

Project construction would generate temporary air pollutant emissions. These impacts are associated with fugitive dust (PM₁₀ and PM_{2.5}) and exhaust emissions from heavy construction vehicles, work crew vehicle trips in addition to ROG that would be released during the drying phase upon application of paint and other architectural coatings. For the proposed project, construction would generally consist of demolition and/or removal of the existing manufactured residence and outbuildings, site preparation, grading the building pads and parking areas, construction of the buildings, paint application and paving the parking lot and circulation area/drive aisles. As stated, the project would require 8,164 cubic yards of export which would be removed from the site during grading. The project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Therefore, the following conditions, which are required to reduce fugitive dust in compliance with SCAQMD Rule 403, were included in CalEEMod for site preparation and grading phases of construction.

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least two times daily, preferably in the late morning and after work is done for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of

high winds (20 miles per hour or greater, as measured continuously over a one-hour period).

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

Construction emissions modeling for demolition, site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing which is expected to begin in mid-2026 and be completed by mid-2027. For modeling purposes, the site would be watered twice daily for dust control. In addition to SCAQMD Rule 403 requirements, emissions modeling also accounts for the use of low-VOC paint (100 g/L for traffic coatings [parking lot and lane striping] and 50 g/L for residential buildings) as required by SCAQMD Rule 1113. Table 2 summarizes the estimated maximum daily emissions of pollutants occurring during 2026 and 2027.

Table 2
Estimated Maximum Daily Construction Emissions

Construction Phase	Maximum Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Emissions – 2026	21.3	29.2	29.7	0.05	9.1	5.1
Emissions - 2027	21.3	11.3	21.7	0.02	2.4	0.8
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded 2026	No	No	No	No	No	No
Threshold Exceeded 2027	No	No	No	No	No	No

As shown in Table 2, construction of the proposed project would not exceed the SCAQMD regional thresholds. No conditions of approval in addition to compliance with SCAQMD Rule 403 and Rule 1113 would be required to reduce construction emissions to less than significant.

Localized Significance Thresholds. The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables. The CalEEMod output in Appendix A shows the equipment assumed for this analysis.

LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or

state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). The project would not include stationary emission sources; thus, LSTs for operational emissions do not apply to the proposed development.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. The site is 5.61 net acres in size; however, based on the equipment mix used, a maximum of 3.5 acres would be disturbed daily during site preparation and grading. Thus, look up table values for two acres were used to evaluate potential impacts. The project site is located in Source Receptor Area 26 (SRA-26, Temecula Valley). LSTs for construction related emissions in the SRA 26 at varying distances between the source and receiving property are shown in Table 3.

Table 3
SCAQMD LSTs for Construction

Pollutant	Allowable emissions as a function of receptor distance in meters from a two-acre site (lbs/day)				
	25	50	100	200	500
Gradual conversion of NO _x to NO ₂	371	416	520	672	1,072
CO	1,965	2,714	4,282	8,547	29,256
PM ₁₀	13	40	59	96	207
PM _{2.5}	8	10	16	31	105

Source: <http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf>, October 2009.

The nearest sensitive receptors to the project site are located approximately 70 feet east of the northeast corner of the site. The Just 4 Kids Preschool of Murrieta is located approximately 300 feet northeast of the site. To provide a conservative evaluation of construction emissions relative to LST thresholds, allowable emissions for 25 meters were used. Daily mitigated emissions are shown in Table 4. Note that the values in Table 4 reflect watering disturbed soils twice daily as required for compliance with SCAQMD Rule 403 referenced above. As shown, daily emissions of PM₁₀ and PM_{2.5} would not exceed the LSTs for 25 meters shown in Table 3. With implementation of standard measures required per SCAQMD Rule 403, emissions would be less than the LTS. Impacts related to LSTs would be less than significant per thresholds (c) referenced above.

Table 4
Unmitigated Construction LST Emissions

Emissions Sources	NO_x	CO	PM₁₀	PM_{2.5}
Demolition	20.6	19.0	1.4	0.86
Site Preparation	29.1	28.8	8.8	5.0
Grading	14.9	17.4	3.3	1.8
Building Construction – 2026	9.8	12.9	0.4	0.3
Building Construction – 2027	9.3	12.9	0.3	0.3
Architectural Coating – 2026	0.8	1.1	0.02	0.02
Architectural Coating – 2027	0.8	1.1	0.01	0.01
Paving – 2027	6.9	9.9	0.2	0.2
LST Thresholds – 2 acres	371	1,965	13	8
Exceeds LST Thresholds?	No	No	No	No

Source: Birdseye Planning Group, December 2024.

SRA-26: Temecula Valley, assumes two acres disturbed daily during site preparation and grading.

Operation Emissions

Table 5 summarizes emissions associated with operation of the proposed project. Operational emissions would consist of area and mobile sources associated with maintenance and landscaping. As shown in Table 5, operational emissions would not exceed the SCAQMD thresholds for ROG, NO_x, CO, SO_x, PM₁₀ or PM_{2.5}. Therefore, the project’s regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be less than significant per threshold b. Further, the project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment. As discussed, the South Coast Air Basin is a nonattainment area for ozone, PM₁₀ and PM_{2.5}. Emissions of ozone precursor emissions (i.e., ROG and NO_x), PM₁₀ and PM_{2.5} would not exceed the SCAQMD thresholds. Impacts relative to threshold c would be less than significant.

Table 5
Estimated Operational Emissions

	Estimated Emissions (lbs/day)					
	ROG	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Operational Emissions	8.2	3.7	38.5	0.07	6.5	1.7
SCAQMD Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

See Appendix for CalEEMod version. 2020.4.0 computer model output for site preparation and paving emissions. Summer emissions shown.

Source: California Emission Estimator Model, 2022.1.

Source: SCAQMD. *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds*. 2011

Source: SCAQMD. *Final Localized Significant (LST) Thresholds Methodology, revised July 2008*.

Construction-Related Toxic Air Contaminant Impacts. The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. The California Office of Environmental Health Hazard Assessment (OEHHA) health risk guidance states that a residential receptor should be evaluated based on a 30-year exposure period. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the short-term construction schedule, the proposed project would not result in a long-term (i.e., 30 or 70 year) exposure to a substantial source of toxic air contaminant emissions; and thus, would not be exposed to the related individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project. Impacts related to construction emissions would be less than significant.

d) The State of California Health and Safety Code, Division 26, Part 4, Chapter 3, Section 41700, SCAQMD Rule 403, and City of Perris Municipal Code Section 19.44.070, commonly referred to as public nuisance law, prohibits emissions from any source whatsoever in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to the public health or damage to property. Projects required to obtain permits from SCAQMD are evaluated by staff for potential odor nuisance, and conditions may be applied (or control equipment required) where necessary to prevent occurrence of public nuisance.

SCAQMD Rule 402 (Public Nuisance) also prohibits emission of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person. A project that involves a use that would produce objectionable odors would be deemed to have a significant odor impact if it would affect a considerable number of off-site receptors. Odor issues are very subjective by the nature of odors themselves and because measurements are difficult to quantify. As a result, this guideline is qualitative and focuses on the existing and potential surrounding uses and location of sensitive receptors.

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints. Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project. Potential odors produced during construction would be attributable to exhaust emissions, architectural coatings, and asphalt pavement application. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with other emissions (such as those leading to odors) adversely affecting a substantial number of people during construction would be less than significant.

Land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities. The project would construct and operate new multifamily residential units. This use is not associated with emissions (such as those leading to odors) adversely affecting a substantial number of people that could rise to the level of significance. Therefore, impacts would be **less than significant** per threshold (d).

Source: Site observations 2021

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES --

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES --

Would the project:

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The material presented herein is based on the *Habitat Assessment and MSHCP Consistency Analysis for the Viscar Terrace Affordable Housing Project* prepared by ELMT Consulting, Inc., February 2024 (Appendix B) and the *Tree Inventory and Assessment Report*, December 2023 (Appendix C).

a) Project site elevation ranges from 1,148 to 1,209 feet above mean sea level. On-site topography is highly variable with significant areas of topographic relief occurring in the southeast portion of the project site. Based on the NRCS USDA Web Soil Survey, the project site is underlain by Arlington and Greenfield fine sandy loams (2 to 8 percent slopes, eroded), Greenfield sandy loam (2 to 8 percent slopes, eroded), and Ramona and Buren loams (5 to 15 percent slopes, eroded). Soils on-site have been mechanically disturbed and compacted from historic land uses (i.e., grading, weed abatement, vehicular use, and on-site and surrounding development).

The project site occurs in an area surrounded primarily by residential development. Undeveloped, vacant parcels occur in the vicinity of the site in all directions. The project site is

bounded to the east by Vista Murrieta, and to the north, south and west by residential development. According to historic aerials, development has been present adjacent to the project site since at least 1978, with onsite development occurring as recently as 1985. The project site is located in the City of Murrieta within the Southwest Area Plan of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Since the City is a permittee under the MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1 of the MSHCP, public and private development that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas.

Vegetation. The project site supports two (2) land cover types that would be classified as disturbed and developed. Disturbed land occurs throughout the entirety of the project site. Vegetative density is ranges from moderate to barren in correlation with the frequency of routine disturbance. Common plant species observed in the non-native grassland include red brome (*Bromus maditrensis*), doveweed (*Croton setigerus*), black mustard (*Brassica nigra*), Mediterranean mustard (*Hirschfeldia incana*), canary grass (*Phalaris canariensis*), redstemmed filaree (*Erodium cicutarium*), pigweed (*Amaranthus sp.*), red ironbark eucalyptus (*Eucalyptus sideroxylon*), and vinegarweed (*Trichostema lanceolatum*). Additionally, crop species such as grape (*Vitis vinifera*), pomegranate (*Punica granatum*), orange (*Citrus x sinensis*), almond (*Prunus dulcis*), walnut (*Juglans sp.*), and lemon (*Citrus limon*) have been installed throughout the disturbed areas onsite. Development onsite includes residential structures, paved driveways, and hardscaping which occur within the central and southern areas of the project site. These areas are generally void of vegetation with the exception of installed ornamental species. Plant species present within the developed areas onsite include fig (*Ficus sp.*), palm (*Arecaceae sp.*), oleander (*Nerium sp.*), jacaranda (*Jacaranda mimosifolia*), bougainvillea (*Bougainvillea glabra*), Kentucky bluegrass (*Poa pratensis*), and Italian cypress (*Cupressus sempervirens*).

Wildlife. Plant communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a discussion of those wildlife species that were observed or are expected to occur within the project site. The discussion is to be used a general reference and is limited by the season, time of day, and weather conditions in which the field survey was conducted. Wildlife detections were based on calls, songs, scat, tracks, burrows, and direct observation.

Fish

The MSHCP does not identify any covered or special-status fish species as potentially occurring within the project site. Further, no fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for fish were observed on or within the vicinity of the site. Therefore, no fish are expected to occur and are presumed absent.

Amphibians

The MSHCP does not identify any covered or special-status amphibian species as potentially occurring within the project site. Further, no amphibians or hydrogeomorphic features (e.g.,

perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for amphibian species were observed on or within the vicinity of the site. Therefore, no amphibians are expected to occur.

Reptiles

The MSHCP does not identify any covered or special-status reptilian species as potentially occurring within the project site. The site and surrounding area provide suitable foraging and cover habitat for reptile species adapted to routine anthropogenic disturbance. No reptilian species were observed during the field investigation. Reptilian species which may be expected to occur onsite include side-blotched lizard (*Uta stansburiana elegans*), alligator lizard (*Elgaria multicarinata webbii*), and Great Basin fence lizard (*Sceloporus occidentalis longipes*).

Birds

The project site and surrounding area provides suitable foraging and nesting habitat for local avian species, especially those adapted to routine anthropogenic disturbance. Bird species detected during the field survey include yellow-rumped warbler (*Setophaga coronata*), California towhee (*Melospiza crissalis*), house finch (*Haemorhous mexicanus*), song sparrow (*Melospiza melodia*), western meadowlark (*Sturnella neglecta*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaidura macroura*), white-crowned sparrow (*Zonotrichia leucophrys*), Say's phoebe (*Sayornis saya*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*), and red-tailed hawk (*Buteo jamaicensis*).

Mammals

The MSHCP does not identify any covered or special-status mammalian species as potentially occurring within the project site. The site provides suitable foraging and cover habitat for mammalian species adapted to degraded conditions and routine anthropogenic disturbance. Mammalian species detected include California ground squirrel (*Otospermophilus beecheyii*) and domestic dog (*Canis lupus familiaris*). Other common mammalian species that could be expected to occur include possum (*Didelphis virginiana*) and raccoon (*Procyon lotor*).

Stephen's Kangaroo Rat Habitat Conservation Plan. Separate from the consistency review against the policies of the MSHCP, Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (*Dipodomys stephensi*), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No. 663.10; SKR HCP). As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long-Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA 1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The SKR HCP will continue to be implemented as a separate HCP; however, to provide the greatest conservation for the largest number of Covered Species, the Core Reserves established by the SKR HCP are managed as part of the

MSHCP Conservation Area consistent with the SKR HCP. Actions shall not be taken as part of the implementation of the SKR HCP that will significantly affect other Covered Species. Take of Stephens' kangaroo rat outside of the boundaries but within the MSHCP area is authorized under the MSHCP and the associated permits. The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site.

Nesting Birds and Raptors. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of the breeding season. Although subjected to routine disturbance, the plant communities and land cover types supported on-site, including ornamental vegetation and structures in the eastern portion, have the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. Additionally, the eucalyptus trees which occur offsite adjacent to the northwest boundary have historically supported red-tailed hawk nests.

Nesting birds are protected pursuant to the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted prior to the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. With implementation of Mitigation Measure BIO-1, impacts to migratory birds would be reduced to **less than significant**.

Mitigation Measure BIO-1. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 100-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 300 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.

Critical Habitat

Under the federal Endangered Species Act, “Critical Habitat” is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required to consult with the United States Fish and Wildlife Service (USFWS) regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat.

The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a CWA Permit from the Corps). If there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS.

The project site is not located with federally designated Critical Habitat. The nearest designated Critical Habitat is located approximately 3.1 miles to the northwest of the site for coastal California gnatcatcher (*Poliophtila californica californica*). Therefore, the loss or adverse modification of Critical Habitat will not occur as a result of the proposed project and consultation with the USFWS will not be required for implementation of the proposed project.

Source: *Habitat Assessment and MSHCP Consistency Analysis for the Viscar Terrace Affordable Housing Project* prepared by ELMT Consulting, Inc., February 2024.

b and c) There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into “waters of the United States” pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

One unnamed drainage was observed approximately 100 feet northwest of the project site. This drainage conveys flows northeast to southwest north of the project site before eventually flowing into Murrieta Creek approximately 1.5 miles southwest of the project site. The drainage supports minimal riparian scrub vegetation within the channel and on its banks. No riparian vegetation was observed overhanging the project site. The vegetation observed immediately bordering the northwestern boundary of the project site, adjacent to the drainage feature, is a eucalyptus stand that does not qualify as riparian habitat.

The proposed on-site improvements will be restricted to previously developed and disturbed areas within the project site and will avoid impacts to the adjacent, offsite drainage feature to the north and habitat supported within the drainage feature. Further, the project site is separated from the drainage and associated habitat by a disturbed, vacant lot to the northwest and a eucalyptus tree stand. No impacts to the adjacent drainage feature will occur from project implementation. As stated, the project would require installation of a new water line within Vista Murrieta Road under the drainage east of the site. The jack and bore pits would be located within the roadway and the water line would be installed under the existing box culvert. This method would avoid impacts to the drainage feature.

During construction, standard Best Management Practices (BMPs) would be installed along the perimeter of the property (e.g., silt fencing) per the Stormwater Pollution Prevention Plan (SWPPP) to ensure no indirect on- or off-site impacts occur during project construction. No impacts to Corps, Regional Board, or CDFW jurisdiction would occur and regulatory approvals will not be required. No impact would occur under thresholds b and c.

Source: *Habitat Assessment and MSHCP Consistency Analysis for the Viscar Terrace Affordable Housing Project* prepared by ELMT Consulting, Inc., February 2024.

d) Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The project site has not been identified as occurring in a wildlife corridor or linkage. The proposed project will be confined to existing areas that have been heavily disturbed and are isolated from regional wildlife corridors and linkages. The drainage feature to the north and west of the project site has the potential to provide local wildlife movement opportunities. However, the proposed project is not expected to impact the drainage offsite. As such, implementation of the proposed project is not expected to impact wildlife movement opportunities and impacts to wildlife corridors or linkages are not expected to occur.

Source: *Habitat Assessment and MSHCP Consistency Analysis for the Viscar Terrace Affordable Housing Project* prepared by ELMT Consulting, Inc., February 2024.

e) The project site is located in the Southwest Area Plan of the MSHCP but is not located within any Criteria Cells or designated conservation areas (Exhibit 8, *MSHCP Conservation Areas*). Additionally, the project site is located within the MSHCP designated survey area for burrowing owl. Since the City of Murrieta and Riverside County are permittees under the

MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1, *Covered Activities Outside Criteria Area and PQP Lands*, of the MSHCP, public and private development that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. As such, to achieve coverage, the project must be consistent with the following policies of the MSHCP:

The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP;

- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3;
- The Urban/Wildlands Interface Guidelines as set forth in Section 6.1.4; and
- The requirements for conducting additional surveys as set forth in Section 6.3.2

Riparian/Riverine Areas

As identified in Section 6.1.2 of the MSHCP, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, riparian/riverine areas are defined as areas dominated by trees, shrubs, persistent emergent plants, or emergent mosses and lichens which occur close to or are dependent upon nearby freshwater, or areas with freshwater flowing during all or a portion of the year. Conservation of these areas is intended to protect habitat that is essential to a number of listed or special-status water-dependent fish, amphibian, avian, and plant species. If impacts to riparian/riverine habitat cannot be avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be developed to address the replacement of lost functions of habitats in regard to the listed species. This assessment is independent from considerations given to “waters of the U.S.” and “waters of the State” under the CWA and the California Fish and Game Code.

One (1) drainage was observed, northwest and outside the boundaries of the project site. This drainage supports a mulefat scrub plant community and would qualify as riparian/riverine habitat under the MSHCP. The proposed project will stay within the existing disturbed and developed areas within the property, and not impacts will occur to the offsite drainage feature. As such, development of the proposed project will not result in impacts to riparian/riverine habitats and a DBESP will not be required for the loss of riparian/riverine habitat.

Vernal Pools and Fairy Shrimp Habitat

One of the factors for determining the suitability of the habitat for fairy shrimp would be demonstrable evidence of seasonal ponding in an area of topographic depression that is not subject to flowing waters. These astatic pools are typically characterized as vernal pools. More specifically, vernal pools are seasonal wetlands that occur in depression areas without a continual source of water. They have wetland indicators of all 3 parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the

wetter portion of the growing season. The determination that an area exhibits vernal pool characteristics and the definition of the watershed supporting vernal pool hydrology is made on a case-by-case basis. Such determinations should be considered the length of time the areas exhibit upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. The seasonal hydrology of vernal pools provides for a unique environment, which supports plants and invertebrates specifically adapted to a regime of winter inundation, followed by an extended period when the pool soils are dry.

Vernal pools are seasonally inundated, ponded areas that only form in regions where specialized soil and climatic conditions exist. During fall and winter rains typical of Mediterranean climates, water collects in shallow depressions where downward percolation of water is prevented by the presence of a hard pan or clay pan layer (duripan) below the soil surface. Later in the spring when rains decrease and the weather warms, the water evaporates and the pools generally disappear by May. The shallow depressions remain relatively dry until late fall and early winter with the advent of greater precipitation and cooler temperatures. Vernal pools provide unusual "flood and drought" habitat conditions to which certain plant and wildlife species have specifically adapted as well as invertebrate species such as fairy shrimp.

The MSHCP lists two general classes of soils known to be associated with listed and special-status plant species; clay soils and Traver-Domino Willow association soils. The specific clay soils known to be associated with listed and special-status species within the MSHCP plan area include Bosanko, Auld, Altamont, and Porterville series soils, whereas Traver-Domino Willows association includes saline-alkali soils largely located along floodplain areas of the San Jacinto River and Salt Creek. Without the appropriate soils to create the impermeable restrictive layer, none of the special-status plant or wildlife species associated with vernal pools can occur on the project site. None of these soils have been documented within the project site.

A review of recent and historic aerial photographs (1994-2023) of the project site did not provide visual evidence of an astatic or vernal pool conditions within the project site. No ponding was observed, further supporting the fact that the drainage patterns currently occurring on the project site do not follow hydrologic regimes needed for vernal pools. From this review of historic aerial photographs and observations during the field investigations, it can be concluded that there is no indication of vernal pools or suitable fairy shrimp habitat occurring within the proposed project site. Therefore, the project is consistent with Section 6.1.2 of the MSHCP.

Narrow Endemic Plant Species

Section 6.1.3 of the MSHCP, *Protection of Narrow Endemic Plant Species*, states that the MSHCP database does not provide sufficient detail to determine the extent of the presence/distribution of Narrow Endemic Plant Species within the MSHCP Plan Area. Additional surveys may be needed to gather information to determine the presence/absence of these species to ensure that appropriate conservation of these species occurs. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is not located within the designated survey area for any Narrow Endemic Plant Species. Therefore, no additional surveys will be required.

Additional Survey Needs and Procedures

In accordance with Section 6.3.2 of the MSHCP, *Additional Survey Needs and Procedures*, additional surveys may be needed for certain species in order to achieve coverage for these species. The query of the RCA MSHCP Information Map and review of the MSHCP determined that the project site is located within the designated survey area for burrowing owl as depicted in Figure 6-4 within Section 6.3.2 of the MSHCP. No other special-status wildlife species surveys were identified.

Burrowing Owl. Burrowing owl is currently designated as a California Species of Special Concern. The burrowing owl is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing owls use a wide variety of arid and semi-arid environments with level to gently-sloping areas characterized by open vegetation and bare ground. The western burrowing owl (*A.c. hypugaea*), which occurs throughout the western United States including California, rarely digs its own burrows and is instead dependent upon the presence of burrowing mammals (i.e., California ground squirrels, coyotes, and badgers) whose burrows are often used for roosting and nesting. The presence or absence of colonial mammal burrows is often a major factor that limits the presence or absence of burrowing owls. Where mammal burrows are scarce, burrowing owls have been found occupying man-made cavities, such as buried and non-functioning drain pipes, stand-pipes, and dry culverts. They also require low growth or open vegetation allowing line-of-sight observation of the surrounding habitat to forage and watch for predators. In California, the burrowing owl breeding season extends from the beginning of February through the end of August.

Under the MSHCP burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas as designated in Figure 6-4 of the MSHCP. The project site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species.

Despite a systematic search of the project site, no burrowing owls or sign (i.e., pellets, feathers, castings, or whitewash) were observed during the field investigation. Portions of the project site are vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, no small mammal burrows that have the potential to provide suitable burrowing owl nesting habitat (>4 inches in diameter) were observed within the boundaries of the site. Additionally, the site supports and is surrounded by tall trees and power poles that provide perching opportunities for large raptors (i.e., red-tailed hawk [*Buteo jamaicensis*]) that can prey on burrowing owls. Being that no appropriate burrows or burrowing owl habitat was found, Focused Burrowing Owl surveys are not required; thus, the project is consistent with Section 6.3.2 of the MSHCP. However, a 30-day preconstruction survey for burrowing owl is required to ensure that no burrowing owl occur are nesting on-site prior to construction disturbance. Implementation of Mitigation Measure BIO-2 is recommended to avoid potential impacts to burrowing owl during project construction.

Mitigation Measure BIO-2. Conduct a 30-day pre-construction survey for burrowing owls prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA) and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

With implementation of Condition of Approval BIO-2, potential impacts to burrowing owl would be **less than significant**.

Urban/Wildlands Interface Guidelines.

Section 6.1.4 of the MSHCP, *Guidelines Pertaining to Urban/Wildlands Interface*, is intended to address indirect effects associated with development in proximity to MSHCP Conservation Areas. The Urban/Wildlife Interface Guidelines are intended to ensure that indirect project-related impacts to the MSHCP Conservation Area, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized. The project site is not located within or immediately adjacent to any Criteria Cells, corridors, or linkages. The urban/Wildlands Interface Guidelines do not apply to this project, and, therefore, the project is consistent with Section 6.1.4 of the MSHCP.

f) The proposed project would be consistent with the MSHCP. No street trees or trees protected under Section 16.42 of the City of Murrieta Municipal Code occur on the property or would be impacted by project-related activities. None of the trees on the project site were determined to be suitable for preservation. With implementation of Conditions of Approval BIO-1 and BIO-2 if needed, and payment of the required SKR HCP mitigation fee and MSHCP mitigation fee as standard condition of approval, development of the project site is fully consistent with the Western Riverside County MSHCP. Impacts under thresholds e and f would be **less than significant**.

Source: *Habitat Assessment and MSHCP Consistency Analysis for the Viscar Terrace Affordable Housing Project* prepared by ELMT Consulting, Inc., February 2024.

Source: *Tree Inventory and Assessment Report*, prepared by Tree Life Consultants, December 2023

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> -- would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following information is based in part on the results of the *Phase 1 Cultural Resources Assessment, Viscar Terrace Apartment Project, City of Murrieta, Riverside County, California*, prepared by Chronicle Heritage, LLC., January 2024 (updated March 2025) and included herein as Appendix D.

a-b) This discussion addresses the criterion above for both historic and cultural resources.

Historic Resources. The site is developed with existing single-family residences and outbuildings. The buildings were constructed in 1983 and 1986; and therefore, do not merit further analysis for California Register of Historical Resources (CRHR), the National Register of Historical Places (NRHP) or the City of Murrieta Individual Resource Designation criteria. No impact to historic features would occur with project implementation.

Cultural Resources. Chronicle Heritage requested a review of the Native American Heritage Commission’s (NAHC) Sacred Lands File (SLF) on December 19, 2023. SLF results were received on December 27, 2023 and the results were negative. Chronicle Heritage sent letters to a list of contacts, based on prior projects in the immediate area, on December 27, 2023. Chronicle Heritage made follow-up calls and emails on January 11, 2024. As of January 11, 2024, six responses have been received and are summarized as follows:

- Paul Macarro, Cultural Coordinator of the Pechanga Reservation, responded by email on January 2, 2024, stating that the Pechanga Band of Indians appreciates the request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, it has been determined that the Project area is not within

Reservation lands, although it is located in the heart of Our Ancestral Territory. Thus, the Tribe requests the following so we may continue the consultation process and to provide adequate and appropriate recommendations for the Project:

- 1) Notification once the Project begins the entitlement process, if it has not already;
 - 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (ENIS/MND/EIR, etc.);
 - 3) Government-to-government consultation with the Lead Agency; and
 - 4) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribal Monitor may be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed.
 - 5) In the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.
- Xitlaly Madrigal, Cultural Resources Analyst for the Agua Caliente Band of Cahuilla Indians, responded via email on January 11, 2024, stating that the Project is not located within the Tribe's Traditional Use Area and that they defer to other tribes in the area.
 - BobbyRay Esparza, Cultura Director for the Cahuilla Band of Indians, responded via phone on January 11, 2024, stating that the Tribe is not aware of any known resources within the Project area, but that the Project does lie within the Traditional Use Area of the Tribe. He recommends Native American and archaeological monitoring during ground-disturbing activities, and if Pechanga is unable to monitor, the Tribe is interested in participating.
 - Joseph Ontiveros of the Cultural Resources Department of the Soboba Band of Luiseno Indians, responded via email on January 11, 2024, stating that the Project area is moderately sensitive for Native American resources. He stated that there is a Traditional Cultural Property currently being analyzed north of the Project (a trail along what is now Clinton Keith Road), and that there are known burials located toward the I-15 and 215 interchange. Mr. Ontiveros is aware of numerous resources in the area surrounding the Project and is willing to share more information with the Lead Agency during formal consultation.
 - Abraham Becerra of the Torres-Martinez Desert Cahuilla Indians responded via phone on January 11, 2024, stating that the Project is outside of the Tribe's area of concern and defers to more local tribes.
 - Joyce Perry, Cultural Resources Director for the Juaneno Band of Mission Indians, responded via email on January 11, 2024, stating that the Tribe defers to the Pechanga for decisions made regarding the Project.

Although no evidence of historic built-environment or archaeological remains were identified during the field survey, the Project area lies proximal to an unnamed blue-lined stream to the north with prehistoric remains reported in the vicinity. Based on these findings, the Project area exhibits a moderate level of sensitivity for buried archaeological resources. This recommendation is consistent with the request by the Pechanga's summarized above.

Mitigation Measure CUL-1 would be implemented to address potential impacts to previously undiscovered cultural resources:

Mitigation Measure CUL-1: If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Historic Preservation Professional Qualification Standards for archaeology (National Park Service 1997) must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA or Section 106, additional work such as data recovery excavation may be warranted.

c) The potential for encountering human remains at the project site is low. No known burial sites have been identified on the site or in the vicinity. In addition, California Health and Safety Code §7050.5, Public Resources Code § 5097.98, and § 15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that, if human remains are encountered during excavation, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD) responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the non-destructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment. Section 7052 of the Health & Safety Code also states that disturbance of Native American cemeteries is a felony. With adherence to these existing regulations and implementation of Mitigation Measure CUL-2, impacts would be **less than significant**.

Mitigation Measure CUL-2: If human remains are found during ground disturbing activities, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant. The Most Likely Descendant shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

In addition to the above referenced mitigation measures, the following Standard Conditions would also be implemented as need during construction:

Standard Condition CUL-3: If, during earthwork and ground-disturbing activities, unique cultural resources, as that term is defined in PRC para. 21083,2(g), or an historic resource, as that term is defined in PRC para. 21084.1, are discovered and the resources were not assessed or addressed by the prior archaeological investigations or environmental assessment conducted prior to project approval, the following procedures shall be implemented:

- a) All earthwork and ground-disturbing activities within 100 feet (“buffer area”) of the discovery will be halted while the Project Archaeologist makes an initial assessment of the significance of the discovery.
- b) Once the Project Archaeologist makes the initial assessment, the City Planner will convene a meeting with the Project Applicant, Project Archaeologist, and tribe(s) to discuss the significance of the discovery and what mitigation measures are feasible in accordance with examples in PRC para. 21083.2(b). If the parties cannot reach agreement on a feasible mitigation measure, the City Planner with the assistance of a third-party archaeologist will make a final determination on the appropriate mitigation and treatment of the resources; if there are disagreements with the determination, a Project Issue Resolution (PIR) meeting will be facilitated.
- c) Earthwork and ground-disturbing activities will not resume within the buffer area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation and treatment of the resources. Earthwork and ground-disturbing activities will be allowed to continue outside of the buffer area and will be monitored by archaeological and tribal monitor(s).
- d) Treatment and avoidance of any newly discovered resources will be consistent with these mitigation measures and the Cultural Resources Monitoring Plan as required by SC CUL-4.

Standard Condition CUL-4: At least thirty (30) days prior to submittal of the final grading plans to the City, the Project Applicant, Project Archaeologist, City planner and tribe(s) will meet and develop a Cultural Resources Monitoring Plan (“CRMP”) for the treatment and mitigation of Native American cultural resources discovered during Project development. Treatment of the newly discovered resource(s) will be consistent with the terms and provisions of the CRMP and may be amended by the parties as agreed upon. Prior to its finalization, the Project Archaeologist will circulate the draft CRMP to the City Planner and any tribe(s) requesting monitoring of the Project for review and comment. The final document will include information provided by the tribe(s) concerning tribal methods and practices and other appropriate issues that may be relevant to culturally appropriate treatment of the resources. The involved parties will make good-faith efforts to incorporate the Tribe’s comments. The City Planner will have final review and approval authority for the CRMP. If there are disagreements with the approval, a Project Issue Resolution (PIR) meeting will be facilitated.

All parties are required to withhold public disclosure of information related to the treatment and mitigation of cultural resource(s) pursuant to the specific exemption set forth in CGC para. 6254(r).

The CRMP will include/address each of the following:

- a) The parties entering into the CRMP, and their contact information.
- b) The Project schedule including the frequency and location of monitoring of earthwork and ground disturbing activities and details regarding what types of construction-related activities will require monitoring.

Standard Condition CUL-5: Should any subsurface cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the City's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act. Measures in accordance with SC CUL-3 and SC CUL-4 shall be followed if the accidentally exposed cultural material is also a Tribal Cultural Resource.

Standard Condition CUL-6: On-Site Preservation/Reburial Location for Sensitive Native American Resources. All Native American sensitive resources including, without limitation, ceremonial items, sacred items, and grave goods as those same are identified by the tribe(s) during Project earthwork and ground-disturbing activities, will be reburied on the Project property. At least thirty (30) days prior to submittal of final grading plans to the City, the Project Applicant, Project Archaeologist, City Planner and the Tribe(s) will meet to identify the location(s) for on-site reburial (the "Preservation Site(s)"). During the meeting, the group will develop a confidential exhibit depicting and describing the Preservation Site(s), which exhibit will be kept by the City Planner under confidential cover and not subject to a Public Records Act request.

The Preservation Site(s) will be located within the Project site development envelope of the Project, outside of any known and identified cultural resource sites. Prior to the issuance of the first building permit for the applicable tract or phase that includes a Preservation Site location, the Project Applicant will record a restrictive covenant over the Preservation Site with the intent to ensure the site remains in an undisturbed state in perpetuity.

Any Preservation Site that includes relocated/ reburied Native American cultural resources will be capped by first placing a layer of geomat fabric over the reburied resources, and then filling the site with clean, sterile soil and contouring the site to appear in a natural state. Once a Preservation Site has been filled and contoured, no

earthwork or ground-disturbing activities or subsurface facilities will be permitted in the Preservation Site, with the exception of those activities and requirements that may be required pursuant to the Fire Protection Technical Report.

Source: *Phase 1 Cultural Resources Assessment, Viscar Terrace Affordable Apartment Project, City of Murrieta, Riverside County, California*, prepared by Chronicle Heritage, January 2024 (updated March 2025).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. ENERGY – would the project:				
a) Result in potentially significant adverse impact due to wasteful, inefficient, consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) During construction, the Project would temporarily consume energy for the operation of construction equipment and vehicles. Standard methods of earth moving, excavations, building construction, and paving are planned. The proposed construction activities do not include methods of construction which would result in inefficient or unnecessary use of energy resources. For operational energy use, the project would be required to meet CCR Title 24 building energy and California Green Building (CALGreen) Code standards. Energy-efficient buildings require less electricity, natural gas, and other fuels. Electricity production from fossil fuels and on-site fuel combustion (typically for space or water heating) results in greenhouse gas (GHG) emissions. The Title 24 standards are updated approximately every three years to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The 2022 Title 24 standards went into effect on January 1, 2023. The standards are divided into three basic sets. First, there is a basic set of mandatory requirements that apply to all buildings. Second, there is a set of performance standards—the energy budgets—that vary by climate zone (of which there are 16 in California) and building type; thus, the standards are tailored to local conditions. Finally, the third set constitutes an alternative to the performance standards, which is a set of prescriptive packages that are basically a recipe or a checklist compliance approach.

CALGreen (CCR Title 24, Part 11) is a code with mandatory requirements for all residential and nonresidential buildings (including industrial and commercial buildings) for which no other state agency has authority to adopt green building standards. The current 2022 Standards for new construction of, and additions and alterations to, residential and nonresidential buildings went into effect on January 1, 2023. CALGreen is intended to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. In short, the code is established to reduce construction waste; make buildings more efficient in the use of materials and energy; and reduce environmental impact during and after construction. CALGreen contains requirements for storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more.

Table 6 below shows estimated gasoline demand for construction workers. Table 7 shows diesel fuel demand for construction equipment. All fuel calculations are based on the total Carbon Dioxide Equivalent (CO₂e) value calculated for each construction phase and vehicle miles traveled (VMT) using the California Emission Estimator Model (CalEEMod) version 2022.1. Data are reported in annual metric tons of CO₂e for the duration of each construction phase. Metric tons are converted to kilogram CO₂e and then divided by a conversion factor used by the U.S. Environmental Protection Agency to estimate gallons of gasoline consumed based on carbon emissions. For the purpose of determining fuel demand, it was assumed that all worker vehicles would be use gasoline and all construction equipment would diesel-fueled.

Table 6
Estimated Construction Worker Gasoline Demand

	CO ₂ E MT	Kg CO ₂ e	Gallons
Demolition – 2026	1.7	1,700	192
Site Preparation – 2026	1.03	1,030	116
Grading – 2026	1.7	1,700	192
Building Construction – 2026	208.7	208,700	23,528
Building Construction – 2027	19.4	19,400	2,187
Architectural Coating – 26/2027	7.7	7,700	868
Paving - 2027	1.7	1,700	192
Total	241.9	241,093	27,275

Table 7
Estimated Construction Equipment Diesel Demand

	CO ₂ E MT	Kg CO ₂ e	Gallons
Demolition – 2026	38.5	38,500	3,781
Site Preparation – 2026	24.1	24,100	2,367
Grading – 2026	59.6	59,600	5,854
Building Construction – 2026	229.1	229,100	22,504
Building Construction – 2027	21.8	21,800	2,141
Architectural Coating – 26/2027	3.4	3,400	334
Paving - 2027	13.7	13,700	1,345
Total	390.2	390,200	38,330

During operation, the project would generate demand for approximately 1,051,676 kilowatt hours (kWh) of electricity and 2,217,564 British Thermal Units (BTU) of natural gas annually. The annual gasoline demand generated by passenger vehicles visiting the site would be approximately 126,606 gallons.

Compliance with state Title 24 and CALGreen standards would ensure that the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. No further Project-specific mitigation measures would be required. Implementation of the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resource that may have a significant impact on the environment. Impacts would be **less than significant** and no mitigation would be required.

b) Several levels of government have implemented regulatory programs in response to reducing GHG emissions, which consequently serve to increase energy efficiency statewide. Multiple state agencies, including CARB, the California Energy Commission, the California Public Utilities Commission, CalRecycle, the California Department of Transportation (Caltrans), and the Department of Water Resources have developed regulatory and incentive programs that promote energy efficiency. Many of the measures are generally beyond the ability of any future development to implement and are implemented by utility providers or manufacturers.

The Project would not conflict with any state or local plans for renewable energy efficiency. The Project would employ standard methods of construction and does not propose to create a Project condition post-construction whereby a greater energy demand, relative to projects of a similar scope would occur. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. **No impact** would result from the Project under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VII. GEOLOGY AND SOILS –
 would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – would the project:				
State Geologist for the area or based on other substantial evidence of a known fault?				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following information is based in part on the results of the *Fault Rupture Hazard Investigation Report, Viscar Terrace Apartments*, prepared by Terracon, November 2023, and included herein as Appendix E and the *Paleontological Assessment and Mitigation Program* for the

Viscar Terrace Apartments Project in the City of Murrieta, County of Riverside, California, prepared by Chronicle Heritage, LLC, February 2024 (updated March 2025) (Appendix F).

a (i-ii) The City and Sphere of Influence are located within the northern portion of the Peninsular Range geomorphic province, which is characterized by steep, elongated valleys and ranges that generally trend northwestward from the tip of Baja California to the Los Angeles Basin. Features around Murrieta include the Santa Ana Mountains and the Santa Rosa Plateau directly to the west, the Santa Margarita and Agua Tibia ranges approximately 12 to 14 miles to the south, and the San Jacinto ranges approximately 35 miles to the east. Murrieta is located within two structural blocks or subdivisions of the Peninsular Range province that are separated by the active Elsinore fault zone, which forms a complex pull-apart basin known as the Temecula Valley. The most significant known active fault zones that are capable of seismic ground shaking and can impact Murrieta are the Elsinore Fault Zone, San Jacinto Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zone.

Elsinore Fault Zone. The Elsinore Fault Zone, which includes the local Elsinore-Temecula fault, passes through Murrieta to the west of Interstate I-15 and is capable of generating a Maximum Earthquake Magnitude (M_w) of 6.8 per the Richter scale.

San Jacinto Fault Zone. The San Jacinto Fault Zone is located at its nearest point to the city approximately 21 miles northeast of the City and is capable of generating earthquakes in excess of 7.2 M_w .

Newport-Inglewood Fault Zone (Offshore). The Newport-Inglewood Fault Zone is located at its nearest point to the city approximately 28 miles southwest of the City and is capable of generating earthquakes in excess of 6.9 M_w .

San Andreas Fault Zone (Southern Section). The San Andreas Fault Zone is located approximately 38 miles northeast of the City and is considered the dominant active fault in California. This fault zone is capable of generating earthquakes in excess of 7.4 M_w .

As stated in the Fault Rupture Hazard Investigation Report (Terracon, November 2023), the site is not located within an Alquist-Priolo (AP) Earthquake Fault zone; however, the southern corner of the project site is located within a County of Riverside fault zone established for elements of the Murrieta Hot Springs (MHS) fault. Portions of the MHS fault zone are known to be active, having ruptured the ground surface during Holocene time (last 11,000 years).

Exploratory fault trenching was performed on the project site to determine suitability of the site for development and identify any specific geotechnical requirements. Faults or fault-related features indicating hazardous faulting, were not observed in the trench exposure. No evidence for the presence of hazardous faulting across the trench alignment was found and no setbacks are recommended. The primary seismic hazard that may affect the site is ground shaking from one of the active regional faults. Grading and foundation construction methods provided in the Fault Rupture Hazard Investigation Report would avoid secondary seismic effects (i.e.,

landslides/slope failure, liquefaction, subsidence and lateral spreading) and minimize impacts associated with seismic shaking. With implementation of these recommendations, structural impacts associated with ground shaking would be reduced to **less than significant**.

Source: *Fault Rupture Hazard Investigation Report, Viscar Terrace Apartments*, prepared by Terracon, November 2023

a (iii) Liquefaction typically occurs within the upper 30 feet of the surface, when saturated, loose, fine- to medium-grained soils (sand and silt) are present. Earthquake shaking suddenly increases pressure in the water that fills the pores between soil grains, causing the soil to lose strength and behave as a liquid. When liquefaction occurs, the strength of the soil decreases, reducing the ability of the underlying soil to support foundations for buildings and other structures. According to the soils information provided in the Phase I ESA, soils beneath the subject property are identified as Ramona loam. A typical soil profile is loam from 0 to 9 inches, fine sandy loam from 9 to 22 inches, sandy clay loam from 22 to 68 inches. These soils are in the Class B Hydrologic Group with moderate infiltration rates. These soils are described as deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Per the County of Riverside GIS map, the site is mapped by Riverside County as occurring within an area having low liquefaction potential. Based on the County mapping and the presence of Pleistocene-age sandstone, the geotechnical analysis concluded that the liquefaction potential for the site is low. Therefore, liquefaction does not present itself as a possible constraint for the proposed development. Impacts related to liquefaction would be **less than significant** under this threshold.

a (iv) The site is not located within a State of California earthquake seismic hazard zone where areas of previous landslide have occurred. The site is generally flat and no evidence of landslides were observed on or in proximity to the site. Thus, the possibility of the site being affected by land sliding is not anticipated. **No impact** would occur under this threshold.

Source: City of Murrieta General Plan Amendment-2018-1751) (approved July 7, 2020); and On-site observations

b) As noted, the site has rolling topography. Earthwork would be required across the entire site to create the building pads and parking areas. The site is greater than one acre in size and individual improvements would disturb more than one acre; thus, the project would be subject to State Water Resources Control Board General Construction Permit during construction to minimize soil erosion. For additional information, see Section X, *Hydrology and Water Quality*. With implementation of Best Management Practices (BMPs) specified in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, soil erosion hazard impacts would be **less than significant**.

Source: Preliminary Hydrology Report, *Viscar Terrace Apartments*, United Civil, Inc., December 2023.

c, d) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface.

Based on the soil composition on-site, ground subsidence is not anticipated assuming the recommendations provided in the Fault Rupture Hazard Investigation Report, specifically related to site preparation, excavation, fill compaction and foundation footing/slab design are followed. Site specific impacts related to subsidence would be **less than significant**.

Source: *Fault Rupture Hazard Investigation Report, Viscar Terrace Apartments*, prepared by Terracon, November 2023

e) The proposed project would connect to a new sewer line located along Vista Murrieta Road. No septic systems would be installed. **No impact** would occur under this threshold.

f) A Paleontological Resources Assessment (Chronicle Heritage, LLC, February 2024 (Appendix F) was prepared for the proposed project to determine the potential effect on paleontological resources associated with implementation of the proposed project. The Paleontological Resources Assessment was combined with a Paleontological Resources Impact Monitoring Program (PRIMP) because of the sensitivity of fossil-bearing sediments on the property.

According to published geologic mapping, the Project area is underlain by two geologic units. The local unit of sandstone and conglomerate of Wildomar area underlies the Pleistocene Pauba Formation. The Pauba Formation (Qpfs) is composed of siltstone, sandstone, and conglomerate. The Pauba Formation is represented by brown, moderately well-indurated, cross-bedded sandstone with sparse cobble- to boulder-conglomerate beds. The Pauba Formation has a high paleontological sensitivity because of the presence of Pleistocene fauna in Riverside County as described above for Sandstone and conglomerate of Wildomar Area. Locally, both units have produced a diverse fossil fauna and as a result, this unit has a high paleontological sensitivity.

The paleontological record search shows multiple fossil localities within 2.5 miles of the Project area from the nearby Principe Project. Searches of online databases and other literature produced nine additional fossil localities within 3 miles of the project site. Deposits underlying the site have produced remains of horse (*Equus* sp., *Plesippus* sp., and *Pliohippus* sp.), camelid (*Pliauchenia* sp.), porcupine (*Erethizon* sp.), rabbit (*Sylvilagus* sp. and *Hypolagus* sp.), shrew (*Sorex* sp.), rodent, turtle, bivalve, gastropod, anthozoan, scaphopod, Columbian mammoth (*Mammuthus columbi*), horse, bison (*Bison* sp.), Harlan's ground sloth (*Glossotherium harlani*), ground sloth (*Megalonyx* sp.), lamine camel (*Hemiauchenia* sp.), rodent, bird, amphibian, reptile, and invertebrate.

Based on the sensitive of the site of paleontological resources, the planned depth of cuts, on- and off-site utility trenching and the depths of other finds within the area, impacts to

paleontological resources may be significant without conditions of approval intended to avoid adverse effects. The conditions of approval recommended for the project would be contained within the Paleontological Resource Investigation Management Plan (PRIMP) and summarized below:

Mitigation Measure PAL-1 - Worker's Environmental Awareness Program (WEAP).

Prior to the start of the proposed Project activities, all field personnel should receive a worker's environmental awareness training on paleontological resources. The training should provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, an outline of steps to follow if a fossil discovery is made, and contact information for the project paleontologist. The training should be developed by the project paleontologist and can be delivered concurrently with other training, including cultural, biological, safety, and others.

Mitigation Measure PAL-2 - Paleontological Mitigation Monitoring. Prior to the commencement of ground-disturbing activities, a professional paleontologist should be retained to prepare and implement a paleontological mitigation plan for the Project. The plan should describe the monitoring required during ground-disturbing activities starting at the surface. Full-time monitoring is recommended for both the sandstone and conglomerate of Wildomar area and the Pauba Formation underlying the Project. Monitoring should entail the visual inspection of excavated or graded areas and trench sidewalls. If the project paleontologist determines full-time monitoring is no longer warranted based on the geologic conditions at depth, they may recommend that monitoring be reduced or cease entirely.

Mitigation Measure PAL-3 - Fossil Discoveries. If a paleontological resource is discovered, the monitor should have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the project paleontologist should complete the following:

1. **Salvage of Fossils.** If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor and project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the project paleontologist (or paleontological monitor) should recover them following standard field procedures for collecting paleontological resources as outlined in the paleontological mitigation plan for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist should have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossils can be removed in a safe and timely manner.

2. **Fossil Preparation and Curation.** The paleontological mitigation plan for the Project should identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected should be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and the stabilization or repair of specimens. During preparation and inventory, the fossils specimens should be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 30 days after all laboratory work is completed. The cost of curation will be assessed by the repository and will be the responsibility of the client.

Mitigation Measure PAL-4 - Final Paleontological Mitigation Report. Upon completion of ground-disturbing activity (and curation of fossils, if necessary), the project paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include a discussion of the location, duration, and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils and where fossils were curated.

With implementation of the above referenced conditions of approval, potential adverse impacts to paleontological resources would be **less than significant**.

Source: Chronicle Heritage, LLC *Paleontological Resources Assessment for the Proposed Viscar Terrace Apartments Project, Murrieta, Riverside County, California*, February 2024 (updated March 2025) (Appendix F).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS-

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

To address local GHG emissions, the City of Murrieta adopted a Climate Action (CAP) in July 2011. The CAP was updated in January 2020 as part of the General Plan Update. The CAP is intended to address the main sources of the emissions that cause climate change, which include emissions from the energy consumed in buildings and for transportation, as well as the solid waste sent to landfills. The purpose of the CAP is to guide the development, enhancement, and ultimately the implementation of actions that will reduce Murrieta’s GHG emissions by 15 percent below existing levels. With implementation of the CAP Update, citywide GHG emissions would be reduced by 40 percent below 2016 levels by 2030, 50 percent below 2016 levels by 2035, and by 80 percent below 2016 levels by 2050. As referenced in the 2011 CAP, individual projects that comply with applicable elements of the GHG reduction strategy are determined to be consistent with the CAP and will have a less than significant impact to climate change.

The discussion below addresses project specific GHG emissions relative to the 3,000 MT CO₂E annual emission threshold referenced in the Air Quality/Greenhouse Gas Report (Appendix A) as well as project consistency with applicable CAP GHG reduction strategies.

a) Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. The project-related construction emissions would be generated over an 182month construction phase extending from early 2025 to late 2026. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used on-site at one time. Air districts such as the SCAQMD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions. Construction activity for the project would conservatively generate an estimated 633 metric tons of carbon dioxide equivalent (CO₂E). As shown in Table 8, total construction emissions amortized over a 30-year period (the assumed life of the project), would generate 21 metric tons of CO₂E per year.

Table 8 also shows the new construction, operational, and mobile GHG emissions associated with the proposed project. Long-term operational emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below. The combined annual emissions would total approximately 1,545 metric tons per year in CO₂E.

**Table 8
 Combined Annual Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO₂E)
Construction	21 metric tons
Operational	
Energy	373 metric tons
Solid Waste	10 metric tons
Water	17 metric tons
Mobile	1,124 metric tons

Total	1,545 metric tons
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See Appendix A for CalEEMod software program output

As discussed, individual projects exceeding the 3,000 annual MT screening threshold could have a significant environmental impact under CEQA in the absence of an approved CAP. The calculations presented show the project would not exceed 3,000 MT annually in GHG emissions. Consistency with the Murrieta CAP is discussed below under threshold b.

Source: Birdseye Planning Group, *Air Quality/Greenhouse Gas Report for the Viscar Terrace Apartment Project*, January 2024.

b) The City of Murrieta adopted a Climate Action (CAP) in July 2011. The 2011 CAP was updated in January 2020 as part of the General Plan Update. The CAP is intended to address the primary sources of emissions that cause climate change. These include emissions from energy consumed in buildings (i.e. electricity and natural gas), fossil fuel burning engines as well as the solid waste sent to landfills. The purpose of the CAP is to guide the development, enhancement, and ultimately the implementation of actions that will reduce Murrieta’s GHG emissions by 15 percent below existing levels. As stated, with implementation of the CAP Update, citywide GHG emissions would be reduced by 40 percent below 2016 levels by 2030, 50 percent below 2016 levels by 2035, and by 80 percent below 2016 levels by 2050. As referenced in the 2011 CAP, individual projects that comply with applicable elements of the GHG reduction strategy are determined to be consistent with the CAP and will have a less than significant impact to climate change. The CAP Update states that project consistency with the CAP will be determined through the CAP Consistency Review Checklist (Checklist). The Checklist contains GHG reduction measures applicable to development projects that are required to be implemented on a project-by-project basis to ensure that the specific emission targets identified in the CAP are achieved. New development projects will need to incorporate all potential applicable CAP measures to demonstrate consistency with the CAP. The project will be conditioned to provide a CAP checklist as part of the condition satisfaction process.

The discussion below addresses project specific GHG emissions relative to project consistency with applicable CAP GHG reduction strategies. The proposed project would entail construction and operation of a new 172-unit apartment complex and related on- and off-site improvements. The proposed project would be designed consistent with Title 24 of the California Energy Code which includes the installation of energy efficient appliances and low flow plumbing fixtures. The project would increase demand for electricity and natural gas on-site as well as off-site for the treatment of water for potable use as well as the treatment of wastewater. The project would integrate solar panels to provide up to 20% of the daily electrical demand per Municipal Code Section 16.08.040(C)(3)(d), use of water-efficient systems both indoor and outdoor to reduce potable and irrigation water demand by 20%. This would be achieved in part by installing low flow water fixtures and designing project landscaping consistent with the City of Murrieta Water Efficient Landscape Ordinance (Section 16.27 of the Municipal Code). These measures are stipulated in the

Applicable 2011 CAP goals include the following:

Goal LU-4: A housing stock that meets the diverse needs of Murrieta's existing and future residents.

LU 4.3: Locate multiple-family housing adjacent to jobs, retail, schools, open space, public transportation, and transportation corridors.

Action: Ensure new development is located as close to existing development as possible and maximize the density and mix of uses.

Goal LU-8: A community that provides opportunities for mixed use and/or transit-oriented development.

LU-8.1: Encourage integrated development that incorporates a mix of uses (residential, commercial, office) in mixed use or transit-oriented development areas.

LU-8.4: Design mixed uses or transit-oriented development projects to:

- Create a pleasant walking environment to encourage pedestrian activity;
- Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.

LU-8.6: Encourage higher density residential, commercial, and employment development near a future Metrolink or High-Speed Rail Station, along other major public transportation routes, and at other suitable locations.

Action: By 2013, update the Development Code to include the above policies as design standards.

Goal CIR-1: A circulation system that serves the internal circulation needs of the City, while also addressing the inter-community or through travel needs.

CIR-1.1: Ensure the transportation system can adequately serve the concentrations of population and employment activities identified by the Land Use Element.

CIR-1.11: Support the implementation of complete streets through a multi-modal transportation network that balances the needs of pedestrians, bicyclists, transit riders, mobility-challenged persons, older people, children, and vehicles while providing sufficient mobility and abundant access options for existing and future users of the street system.

Action: Construct pedestrian, bicycle, and transit improvements on major thoroughfares.

Goal CIR-7: Residential areas and activity centers are accessible to all pedestrians, including persons with disabilities or having special accessibility needs.

CIR-7.1: Encourage future developments to provide an internal system of sidewalks/pathways linking schools, shopping centers, and other public facilities with residences.

CIR-7.2: Require pedestrian access from the interior of new residential areas to public transit stops.

CIR-7.3: Encourage safe pedestrian walkways and ensure compliance with the Americans with Disabilities Act (ADA) requirements within all developments.

Action: Incorporate pedestrian friendly street standards into the Development Code.

The CAP references a jobs/housing balance in Murrieta that requires residents to commute out of Murrieta to work. While a goal of the CAP is to increase jobs in Murrieta, Policy LU 4.3 acknowledges the benefit of locating multifamily housing close to existing development and transportation corridors. Additional goals and related policies focus on addressing transit accessibility as well as pedestrian connectivity to off-site transportation resources. These goals address the need to reduce GHG emissions associated with use of vehicles as the primary mode of transportation within the City of Murrieta.

Implementation of the 2020 CAP Update will require that new development projects attain higher levels of energy efficiency and incorporate more sustainable design standards than addressed in the 2011 CAP. New developments that are consistent with applicable GHG reduction measures in a CAP Update are eligible for CEQA streamlining, per the provisions of State CEQA Guidelines Section 15183.5. Under these provisions, if a project can show consistency with applicable GHG reduction measures in a CAP, the level of analysis for the project required under CEQA with respect to GHG emissions can be reduced considerably. Furthermore, a project's incremental contribution to cumulative GHG emissions may be determined not to be cumulatively considerable. The 2020 CAP Update meets the criteria identified in Section 15183.5; and thus, is considered a "qualified" CAP and may be used for the specific purpose of streamlining the analysis of GHG emissions for individual projects. The CAP Update provides environmental review streamlining benefits for development projects proposed in the city provided they demonstrate consistency with this CAP Update.

The project site is located within a TOD overlay zone. Riverside Transit Agency (RTA) Route 23 serves the general area with hourly service to/from the Rancho Springs Medical Center which is located at the Murrieta Hot Springs Road/Hancock Avenue intersection. No transit service is currently provided along Vista Murrieta Road fronting the site. The nearest transit stop is approximately 0.24 miles to the southeast at the above-referenced intersection. Pedestrian connectivity to off-site services including transit access may avoid some commute trips and decrease overall GHG emissions associated with automobile use. This would generally support CAP land use and circulation policies noted above and transportation related implementation strategies, specifically, T-3 which addresses affordable housing in TOD overlay zones.

As discussed, the project would not exceed 3,000 MT of annual CO₂e emissions and would be consistent with applicable 2011 CAP goals intended to reduce overall GHG emissions city-wide

through implementation of General Plan (2035). Further, the project would be designed to ensure compliance with measures in the 2020 CAP Update intended to reduce City-wide GHG emissions. The project will not impede or delay local or statewide initiatives to reduce GHG emissions. Impacts would be **less than significant**.

Source: Birdseye Planning Group, *Air Quality/Greenhouse Gas Report for the Viscar Terrace Apartment Project*, December 2024 (Appendix A).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following information is based in part on the results of the Phase I Environmental Site Assessment, *Single-Family Dwellings at 40475 Vista Murrieta and 40600 Myers Lane, Murrieta, California, Riverside County, California*, prepared by Barr & Clark, Inc., (October 2023). (Appendix G).

a-c) The proposed project would be a new 172-unit apartment complex. No hazardous materials other than small quantities of cleansers and automobile fluids typical of residential development would be stored on-site. No hazardous materials would be used, created or stored on-site. Thus, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment or create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

The nearest school to the project site is Murrieta Mesa High School located on the north side of Los Alamos Road 0.4 miles northwest of the site. This school is not located within one-quarter mile of the project site. Regardless, the project would provide 172 affordable units. It would not emit or handle hazardous material that could adversely affect students, staff or faculty at the adjacent school. A **less than significant** impact would occur under thresholds **a, b** and **c**.

Source: Site observations and project plans, 2021.

d) No uses or activities that could have caused or contributed to a release of hazardous chemicals or materials on the property occur or have occurred on the site. This was confirmed with preparation of a Phase I Environmental Site Assessment by Barr & Clark Inc., (October 2023) and review of available databases listing known hazard sites (i.e, Geotracker, Envirostar accessed January 4, 2024). A Phase I was prepared for the two parcels that comprise the project site; 40475 Vista Murrieta Road and 40600 Myers Lane. There are single-family residences on

both parcels. The Phase I ESA did not identify and evidence of Recognized Environmental Conditions (RECs), historical RECs or controlled recognized environmental conditions in connection with the parcels. However, the author recommended the following to address existing development on the eastern parcel;

- The on-site septic system should be properly closed and removed following current regulatory procedures and guidelines prior to redevelopment of the site and connection to the City of Murrieta sewer system;
- Given the potential presence of Asbestos Containing Materials (ACMs) at the property, an Asbestos Operations and Maintenance (O&M) Program should be instituted until such time as renovation or demolition activities necessitate their removal. The objective of an O&M Program is to implement a practical management approach to controlling identified ACM within the subject property. The O&M Program is designed to cleanup existing contamination, minimize future fiber release by controlling disturbance of ACM, and monitor the condition of the ACM until it is removed. In addition, it is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

The potential presence of ACMs is not a REC. Testing for ACMs and removal of the existing septic system would be a condition imposed by the City of Murrieta prior to issuance of a demolition permit and grading permit. **No impact** would occur under threshold **d**.

Source: Phase I Environmental Site Assessment, *Single-Family Dwellings at 40475 Vista Murrieta and 40600 Myers Lane, Murrieta, California, Riverside County, California*, prepared by Barr & Clark, Inc., (October 2023).

e, f) French Valley Airport is located approximately 3.5 miles east of the site. The proposed project is not located within the French Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip. **No impact** would occur under thresholds **e** and **f**.

Source: Riverside County Airport Land Use Compatibility Plan Policy Document, Map FV-1, January 2012.

g) The proposed project would not obstruct access to the project vicinity through road closures or other project actions that could impact evacuation routes or otherwise impair evacuation during emergencies. As referenced, Vista Murrieta Road fronting the site would be improved to City standards. Improvements would be managed per a Traffic Control Plan to ensure that access is maintained for ingress/egress. Post-construction, access on affected roadways would be improved relative to existing conditions. Access to areas surrounding the site via Los Alamos Road would not be affected by the project. **No impact** would occur.

Source: Site observations and project plans, 2023.

h) The project site is located in a developed residential area. The project site is not located in a Fire Hazard Severity Zone as designated in maps prepared by the California Department of Forestry and Fire Protection (<https://egis.fire.ca.gov/FHSZ/> (website access January 4, 2024). The City of Murrieta Fire Department would serve the site and the site would be designed to meet fire code requirements. **No impact** would occur under this threshold.

Source: California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Map website*, July 2021. <https://egis.fire.ca.gov/FHSZ/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u> – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 surveys, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface water runoff which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u> – Would the project:				
which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
(iv) Otherwise impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami or seiche risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The material provided herein is in part, summarized from the Preliminary *Hydrology Report - Viscar Terrace Apartment Project*, United Civil, Inc., December 2023 and provided as Appendix H and the Preliminary Water Quality Management Plan prepared by United Civil, Inc., December 2023 (Appendix I).

a, c) Two single-family residences and outbuildings are located on the site. The majority of the site is pervious under existing conditions. In the present existing condition, a ridge line splits the drainage in the middle and half the project site discharges runoff north onto Myers Lane and half discharges runoff south onto Vista Murrieta. The curb and gutter on Myers Lane discharges into a public catch basin just west of the project site which ultimately feeds stormwater runoff into a public channel which conveys runoff into the Murrieta Creek (tributary to Santa Margarita River). The runoff on Vista Murrieta Road discharges into a concrete circular inlet just east of the neighboring residence.

In the proposed post-developed condition, the majority of the onsite runoff flowing north will be collected by proposed drop inlets/curb opening catch basins and conveyed to proposed Continuous Deflection Separation (CDS) units for pretreatment via 18" storm drain pipes prior to infiltration/detention trench system for Low Impact Development (LID) treatment. Overflow will discharge via PVC overflow pipes connected to parkway drains onto the curb and gutter along Myers Lane. The majority of the onsite runoff flowing south will be collected by proposed

drop inlets and conveyed to proposed CDS units for pretreatment via 15" storm drain pipes prior to discharging into proposed infiltration/detention trench system for infiltration/LID treatment. Overflow will discharge via PVC overflow pipes. The existing drainage pattern and discharge points will remain in the proposed post-development condition.

While the project would modify on-site drainage, all flows would be captured, retained on-site and discharged to the existing stormwater outfall located along Myers Lane and Vista Murrieta Road east of the site. The project would not alter the course of an existing stream or river that would result in on- or off-site erosion or siltation. The on-site stormwater collection and conveyance system will retain the design capture volume for the project. This would avoid flooding on- or off-site. The project would not degrade water quality or otherwise violate discharge standards. Impacts would be **less than significant**.

Source: United Civil, Inc., Preliminary Hydrology Study, December 2023.

b, e) The project site is located in the Eastern Municipal Water District service area. A water main is located along Vista Murrieta Road and would be the source of potable water for the project. EMWD produces potable groundwater from two management plan areas within the San Jacinto Groundwater Basin. The areas are the West San Jacinto Groundwater Basin Management Plan area (West San Jacinto Basin) and the Hemet/San Jacinto Water Management Plan area (Hemet/San Jacinto Basin). EMWD also owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. These plants provide a source of potable water, protect potable sources of groundwater and support EMWD's groundwater salinity management program. No direct groundwater basin recharge occurs on or proximity to the project site and no groundwater would be directly used by the project. **No impact** to groundwater recharge would occur with the proposed project.

The project is consistent with the City of Murrieta General Plan; and potable water would be obtained from EMWD as confirmed in the will serve letter. The project would not change how the regional groundwater is managed; thus, the project would not directly interfere with groundwater recharge. The project would be consistent with EMWD's Urban Water Management Plan. **No impact** would occur under this threshold.

Source: Eastern Municipal Water District, *2020 Urban Water Management Plan Update*, July 2021.

Source: Eastern Municipal Water District, Will Serve Letter.

d) The project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2715G and 06065C2720G, August 2008). The project would redirect on-site drainage patterns; however, it would not impede or redirect flood flows from surrounding properties. As referenced, all drainage would be managed to ensure pre-construction flows off-site are maintained. The project would not expose people or structures to flood hazard from severe storm events. **No impact** would occur under this threshold.

The project site is not located in proximity to a reservoir; however, per the City of Murrieta General Plan, Figure 12-7, Dam Inundation, the project site is located within or in proximity to the inundation zone for the Diamond West Dam and Diamond Saddle Dam. Per the General Plan Safety Element, dam failure is considered an extremely remote possibility as dams are designed to withstand the largest magnitude possible earthquake without affecting the dam structure (City of Murrieta General Plan, July 2011). While project implementation could expose people or structures to flood hazard from a dam failure should it occur, a **less than significant impact** would occur under this threshold.

Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland from the Pacific Ocean and there are no open water bodies in proximity to the site that would impact the property should a seiche event occur. The project site slopes from north to south but does not contain steep slopes nor is it located near slopes that would be subject to a mudflow hazard. **No impact** would occur under this threshold.

Source: Federal Emergency Management Agency. *Flood Insurance Rate Map No. 06065C2715G* and *06065C2720G*, August 2008;

Source: City of Murrieta. *General Plan 2035*, July 2011;

Source: Site observations, January 2024

e) This section provides an evaluation of project consistency with the following plans: Water Quality Control Plan for the San Diego Basin and Murrieta Municipal Separate Storm Sewer System (MS4) Permit. Currently, there is no Groundwater Management Plan for the San Jacinto Groundwater Basin. EMWD, as the Groundwater Sustainability Agency, is required by the Department of Water Resource, to develop by 2022 and implement by 2042 a Groundwater Sustainability Plan (GSP). The project will receive potable water from EWMD but does not dictate the source of the water or management of resources to ensure demand is met.

Water Quality Control Plan for the San Diego Basin

The proposed project site is located within the San Diego Basin; and thus, subject to requirements within the San Diego Regional Water Quality Control Board (Region 9) Water Quality Management Plan (1994) as amended May 2016. The *Water Quality Control Plan for the San Diego Basin* is intended to preserve and enhance water quality and protect the beneficial uses of water bodies in the San Diego Basin watershed. The Basin Plan provides water quality standards for water resources in the San Diego Basin and includes an implementation plan to maintain these standards. The standards serve as the basis for the basin's regulatory programs. Basin Plan implementation occurs primarily through issuance of individual Waste Discharge Requirements (WDRs); discharge prohibitions; water quality certifications; non-point sources, and storm water; and monitoring and regulatory enforcement actions, as necessary. As discussed herein, the project would not cause or contribute to the release of polluted stormwater runoff or generate other discharges that could adversely impact water quality within the San Diego Basin. As stated, all runoff would be collected and conveyed to discharge

points located along Myers Lane and Vista Murrieta Road. The project would not conflict with water quality goals provided in the San Diego Basin Plan.

Municipal Separate Storm Sewer System (MS4) Permit

The Riverside County Watershed Protection Program (the Program) is a regulatory compliance partnership comprising the cities of Temecula, Wildomar and Murrieta, the County of Riverside and the Riverside County Flood Control and Water Conservation District (collectively the Co-Permittees) who operate an interconnected municipal separate storm sewer stem (MS4) which discharges stormwater and urban runoff pursuant to a National Pollutant Discharge Elimination System (NPDES) permit. The MS4 Permit is administered by the San Diego Regional Water Quality Control Board and requires the Co-Permittees to develop and implement surface water quality protection and management programs and report annually on progress and program effectiveness.

The City of Murrieta operates a storm drain system that protects homes, businesses and other developments from flooding. To regulate the water quality within the watershed, the City of Murrieta operates the storm drain system under the MS4 Permit issued by the San Diego Water Quality Control Board. The goal of the MS4 Permit is to protect the beneficial uses of the receiving waters. To implement the permit requirements associated with new development and redevelopment projects, the City of Murrieta require the development of a Water Quality Management Plan that identifies post-construction Best Management Practices (BMPs) to reduce discharges of pollutants into storm water. As discussed, the project would not release polluted discharge into the stormwater system or into an off-site surface water resource. All flows would be retained on-site and released into an existing outfall. The project would not impact water quality goals specified in the WDRs referenced above. The project would be consistent with the City of Murrieta MS4 Permit. **No impact** would occur under this threshold.

Source: Eastern Municipal Water District, *2020 Urban Water Management Plan Update*, July 2021.

Source: State Water Resources Control Board, *Water Quality Control Plan for the San Diego Basin (9)*, September 1994, amended May 2016.

Source: City of Murrieta Jurisdictional Runoff Management Program, Santa Margarita Region Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015- 0100, November 2017.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XI. LAND USE AND PLANNING --

Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XI. LAND USE AND PLANNING --

Would the proposal:

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) The proposed project site is designated Office and Research Park in the City of Murrieta General Plan Update land use map (General Plan Amendment-2018-1751) (approved July 7, 2020) and zoned Office/Transit Oriented Development (TOD) Overlay. The proposed project is permitted by right in the TOD provided it complies with all applicable multifamily development guidelines. Surrounding land use are comprised of single-family residences. Adjacent land is also zoned Office/TOD Overlay. The project would require improvements to Vista Murrieta Road and construction of the site driveways. The project would not result in the construction of improvements that would physically divide an existing community. Improvements would facilitate circulation on public roads surrounding the site consistent with that anticipated in the General Plan. **No impact** would occur under threshold **a**.

Source: City of Murrieta. *Zoning Map, 2014*

b) The proposed project is consistent with the Office/TOD Overlay zoning and Office and Research Park General Plan designation. The General Plan is consistent with the zoning designation for the site and facilitates compliance with relevant development standards in the municipal code. The proposed project would be compliant with land use goals, objectives and policies contained in the General Plan that pertain to the proposed use of the subject property.

The following goals and policies are focused on air quality and are relevant to the project based on proximity to Interstate 15 which is located approximately 450 feet west of the western site boundary.

Goal AQ-2: *The relationship between land use and air quality is considered in policy decisions in order to protect public health and improve air quality.*

Policy AQ-2.2: *Avoid locating new homes, schools, childcare and elder care facilities, and health care facilities within 500 feet of freeways.*

Consistent. The proposed project is located greater than 500 feet from Interstates 15 and 215. The project would be consistent with Policy AQ-2.2.

Goal AQ-6: *Stationary source pollution (point source and area source) are minimized through existing and future regulations and new technology.*

The following goals and policies are focused on land use consistency.

General Plan Goal LU-1: *A complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth and achieves the community's vision,*

Policy LU-1.2: *Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.*

Consistent. The project is consistent with this policy as it will provide 172 affordable rental units, which is within the density range allowed by the General Plan land use designation. The rental units will provide housing opportunities for income qualifying families and individuals. Additionally, the project allows for residents to live in a new development located near employment centers, shopping, and regional transportation corridors (Interstates 15 and 215).

General Plan Goal LU-4: *A housing stock that meets the diverse needs of Murrieta's existing and future residents.*

Policy LU-4.1: *Provide for housing opportunities that address the needs of those who currently live or desire to live in Murrieta.*

Consistent. The project will provide 172 multi-family affordable housing opportunities to meet the housing needs of persons who currently live in the City and for those who may be moving to the City and are in need of rental housing. The project will provide one-, two-, three- and four-bedroom apartments ranging from 616 to 1,276 square feet in size.

Policy LU-4.3: *Locate multi-family housing adjacent to jobs, retail, schools, open space, public transportation, and transportation corridors.*

Consistent. The project would locate affordable housing within a TOD overlay. Murrieta High School is located on the north side of Los Alamos Avenue approximately 0.2 miles north of the site. RTA provides service to the general area using Route 23. The nearest transit stop is located approximately 0.2 miles south of the site at the intersection of Hancock Avenue and Medical Center Drive. The nearest commercial area is located approximately 0.7 miles to the northwest, west of Interstate 15. On-site amenities would include a clubhouse and a playground. The nearest park is California Oaks Sports Park located approximately one-mile north of the site.

General Plan Goal ED-5: *An improved jobs/housing balance.*

Policy ED-5.3: *Encourage a mix of housing types by price and rental ranges that are commensurate with the range of wage and household types attracted by a diversified economic base.*

Consistent. The project provides 172 affordable housing units for residents meeting income qualifications proximal to employment centers, shopping and transit.

Policy ED-5.4: *Encourage housing that is within economic reach of all income levels and living styles inclusive of age-restricted housing, estate and ranch properties, single-family detached, single-family attached townhomes, condominium flats, and apartments.*

Consistent. The project provides 172 affordable residential units to residents meeting income qualifications. Additionally, on-site amenities would include a clubhouse and a playground. Residents would live in a new development located near employment centers, shopping and Interstates 15 and 215.

City of Murrieta Housing Element. The draft Housing Element of the City of Murrieta General Plan describes the City of Murrieta's 2021-2029 Housing Element policy program. The Housing Plan describes specific policies and program actions to assist City decision-makers in achieving the City's overall housing goals. This Plan identifies goals, policies, and program actions addressing future housing opportunities, removal of governmental constraints to affordable housing, improving the condition of existing housing and providing equal housing opportunities for all residents. The City's overall housing goal is to encourage a diverse, sustainable, and balanced community by implementing strategies and programs that support, preserve and enhance the special character of Murrieta.

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of housing needs. The RHNA quantifies Murrieta's local share of housing needs by income category. The income categories are based on the most current Median Family Income (MFI) for Riverside County. The City's 2021-2029 RHNA is as follows:

- 1,008 units - Very low income (0-50% County MFI)
- 584 units - Low income (51-80% of County MFI)
- 545 units - Moderate income (81-120% of County MFI)
- 906 units above moderate income (120% or more of County MFI)

The total number of housing units for Murrieta as specified in the RHNA is 3,043.

The proposed project is 100% affordable; thus, all units would be reserved for income-qualifying tenants. As stated, the project would provide 26 units for very low-income residents. The remaining affordable units (144) would be provided for moderate income residents. The project would provide 2.5% of the allocation for very low-income residents and 26% of the allocation for moderate income residents.

The Housing Element includes various goals and implementation actions focused on achieving the housing element objectives. Those most applicable to the project are summarized as follows:

Housing Goal #1: Adequate housing opportunities throughout the City of Murrieta

Policy Action 1-1: Affordable Housing Opportunities. *The City will support actions through the use of development agreements, expedited development review, and expedited processing of permits, to encourage expedient construction and occupancy for projects for lower- and moderate-income housing. The City will implement this program as affordable housing projects are submitted to the City. The City will also continue to provide information on development opportunities to interested developers online, at City Hall and in other public places. The City will continue with the disposition process (started in the previous cycle) of the City's Housing Authority properties which is to provide funding and assistance to develop an affordable housing project in the City.*

Consistent. The proposed project would provide 172 affordable housing units. The project is allowed by right in the TOD Overlay, provided the design guidelines are met as discussed above. The City and applicant are working through the discretionary process as required per City of Murrieta policy. The project would be consistent with Housing Goal #1 and Policy Action 1-1.

Housing Goal #2: Conserve and enhance the quality of existing housing and residential neighborhoods.

Policy Action 2-5: Residential Development in the TOD Overlay District. *The City of Murrieta has the Transit Oriented Development Overlay District (TOD) near the downtown Murrieta area. The TOD overlay encourages the development of residential units near essential retail and within well connected existing and planned transit areas. The City will continue to work with developers to encourage and improve feasibility of residential developments alongside office and commercial in the TOD. Specifically, when available and necessary the City will utilize waivers and regulatory incentives to encourage the development of units affordable to low and very low-income households in the TOD.*

Consistent. The project site is located within a TOD overlay district as stated. The project is 100% affordable and most, if not all, units will be set aside for low- and very low-income households in the TOD. The project would be consistent with Housing Goal #2 and Policy Action 2.5.

The project would be consistent with the City of Murrieta General Plan, draft Housing Element 2021-2029 and applicable General Plan policies. **No impact** would occur under threshold b.

Source: City of Murrieta General Plan 2035, July 2011

Source: City of Murrieta. Draft Housing Element Update 2021-2029, May 2021

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. MINERAL RESOURCES --				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) As referenced in the Murrieta General Plan Conservation Element, the City lies within the Temescal Valley Area within Riverside County, which is a mineral extraction area. Existing mineral extraction activities and commodities produced in this area primarily consist of clay, specialty sands, and specialty stone. Construction aggregate (crushed rock, sand, and gravel) also represents a valuable mineral commodity. Sand, gravel, and clay are generally used for fill purposes, for the construction of roads and highways within urban and suburban development, and for other infrastructure purposes such as canals and aqueducts. The extent and significance of mineral deposits in the City is largely unknown. Per Exhibit 8-1 in the General Plan Conservation Element, the project site is not shown as containing mineral resources.

The proposed project would not require excavation of mineral resources nor would construction result in the loss of availability of any known regional or local mineral resources. Therefore, **no impact** to mineral resources would occur per thresholds **a** and **b**.

Source: City of Murrieta. *General Plan 2035*, July 2011

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIII. NOISE – Would the project result in:

noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Information in this section is in part, summarized from the *Viscar Terrace Construction Noise Report*, prepared by Birdseye Planning Group, LLC, February 2025 and provided as Appendix J.

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

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB, and a sound that is 10 dB less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dB change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient

noise levels greater than 65 dBA can interrupt conversations.

In addition to the instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (L_{eq}). The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, L_{eq} is summed over a one-hour period.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the daytime. Two commonly used noise metrics – the Day-Night average level (L_{dn}) and the Community Noise Equivalent Level (CNEL) recognize this fact by weighting hourly L_{eq} over a 24-hour period. The L_{dn} is a 24-hour average noise level that adds 10 dB to actual nighttime (10:00 PM to 7:00 AM) noise levels to account for the greater sensitivity to noise during that time period. The CNEL is identical to the L_{dn} , except it also adds a 5-dB penalty for noise occurring during the evening (7:00 PM to 10:00 PM).

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called ground borne noise. Ground borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. Ground-borne vibration related to human annoyance is generally related to velocity levels expressed in vibration decibels (VdB). However, construction-related groundborne vibration in relation to its potential for building damage can also be measured in inches per second (in/sec) peak particle velocity (PPV) (Federal Transit Administration, September 2018). Based on the FTA's *Transit Noise and Vibration Impact Assessment* and the California Department of Transportation's *Transportation and Construction Vibration Guidance Manual* (April 2020), vibration levels decrease by 6 VdB with every doubling of distance.

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, libraries, and parks are most sensitive to noise intrusion; and therefore, have more stringent noise exposure standards than commercial or industrial uses that are not subject to impacts such as sleep disturbance. Sensitive land uses generally should not be subjected to noise levels that would be considered intrusive in character. Therefore, the location, hours of operation, type of use, and extent of development warrant close analysis to ensure that noise sensitive receptors are not substantially affected by noise.

Source: Federal Transit Administration (FTA). *Transit Noise and Vibration Impact Assessment*, September 2018.

Source: California Department of Transportation. *Transportation and Construction Vibration Guidance Manual*, April 2020.

City of Murrieta Noise Standards

Construction Noise. Violations of the noise ordinance are considered to occur when one more both of the following occur (see Section 16.30.090 of the Murrieta Municipal Code):

1. Operating or causing the operation of tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays;
2. Construction activities shall be conducted in a manner that the maximum noise levels at affected structures will not exceed 80-dBA at multifamily residences and 75-dBA at single-family residences between the hours of 7:00 a.m. and 8:00 p.m. daily except Sunday's and legal holidays.

Operation Noise. Section 16.30.090 of the Murrieta Municipal Code limits exterior noise levels at residential properties to 50-dBA from 7:00 a.m. to 10:00 p.m. and 45-dBA from 10:00 p.m. to 7:00 a.m.

Per Section 16.30.100 (B) limits interior noise levels in multifamily residential properties to 45-dBA from 7:00 a.m. to 10:00 p.m. and 40-dBA from 10:00 p.m. to 7:00 a.m.

Vibration. Section 16.30.030 of the Murrieta Municipal Code provides a definition of vibration and stating that the minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration including, but not limited to, sensation by touch or visual observations of moving objects. The perception threshold shall be presumed to be a motion velocity of 0.01 in/sec over the range of one to one hundred (100) Hertz. This is provided in the Municipal Code as guidance for discussions regarding this issue.

Source: City of Murrieta Municipal Code Section 16.30.130 (A)

Source: City of Murrieta Municipal Code Section 16.30.090

Source: City of Murrieta Municipal Code Section 16.30.100 (B)

Source: City of Murrieta Municipal Code Section 16.30.030

City of Murrieta General Plan Noise Element

The State of California General Plan Guidelines, published by the state Governor's Office of Planning and Research (OPR), provides guidance for the acceptability of specific land use types within areas of specific noise exposure. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution. Noise levels between 50 and 60 dBA are normally compatible with single-family residences and conditionally compatible between 55 and 70 dBA. For multifamily residences, noise levels between 55 and 65 dBA are normally compatible and noise levels between 60 and 70 dBA are conditionally compatible.

Ambient conditions at existing single-family residences are within the normally and conditionally compatible range and within the conditionally compatible range at the portion of the project site that fronts Los Alamos Road. Thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to noticeably increase over ambient conditions (i.e., +3 dBA) and/or exceed the single- and multifamily residential compatibility criteria.

a) **Construction Noise.** Temporary noise would occur during construction of the proposed project. The noise levels associated with the operation of common construction equipment are shown in Table 9. The noise levels are provided for reference purposes; not all equipment shown would be used for the proposed project. Noise levels are expected to occur within the ranges shown.

**Table 9
 Typical Construction Equipment Noise Levels**

Equipment Onsite	Typical Level (dBA) 25 Feet from the Source	Typical Level (dBA) 50 Feet from the Source	Typical Level (dBA) 100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	85	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

*Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1.
 Noise levels based on actual maximum measured noise levels at 50 feet (L_{max}).*

Construction of the proposed improvements may utilize dozers, tractors, loaders, trucks and a variety of other types of equipment during each phase of the construction process. Noise levels associated with the equipment commonly used will range from 78 to 82-dBA at 50 feet from the source. A doubling of sound energy yields an increase of three decibels, so multiple pieces of equipment operating together may cause relatively small but noticeable increases in noise levels above that associated with one piece of equipment. Assuming two pieces of construction equipment, each producing a noise level of 82 dBA, are operating at one time in proximity to one another, the worst-case combined noise level during the site preparation phase of construction is an estimated 85 dBA at a distance of 50 feet from the active construction area.

Noise-sensitive uses near the project site are the existing residence located adjacent to and south/southwest of the site at 25210 Catalina Street and 40511 Chateau Drive. The Just 4 Kids Preschool of Murrieta is located approximately 300 feet northeast of the site. The noise level

used to estimate the maximum noise level that could occur is based on use of a bulldozer as it is likely to be the noisiest type of equipment used over a sustained period of time in proximity to neighboring residences during site preparation and grading activities. Actual noise levels will fluctuate throughout the day but may periodically reach or exceed 88 dBA at the property lines depending on the type and location of equipment used and whether multiple pieces of equipment are operating simultaneously in the same area.

As referenced, section 16.30.130 (A) of the Murrieta Municipal Code states that a violation of the noise ordinance could occur when construction activities occur between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays and/or if construction activities exceed 75-dBA at single-family residences between the hours of 7:00 a.m. and 8:00 p.m. daily except Sunday's and legal holidays.

Construction noise would be audible and could exceed the 75-dBA threshold at the closest residential receivers. Grading activities at a distance of 100 feet or more would attenuate to below 75-dBA at the neighboring residences and the Just 4 Kids Preschool of Murrieta facility. To avoid a violation of the noise ordinance, implementation of the following conditions of approval are recommended during site preparation and grading activities requiring the use of a bulldozer or similar equipment in proximity to the adjacent residences:

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

Mitigation Measure NOI-2. Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time.

Mitigation Measure NOI-3. Provide notification to residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could result in noise levels of 75-dBA at adjacent residences. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number to call to submit complaints associated with construction noise.

Mitigation Measure NOI-4. Construction contractors shall develop and implement a noise control plan that includes a noise control monitoring program to ensure sustained

construction noise levels do not exceed 75 decibels at the adjacent single-family residence. The plan may include the following requirements:

- Contractor shall turn off idling equipment.
- Contractor shall perform noisier operation during the times least sensitive to receptors.
- All diesel equipment shall be operated with closed engine doors and shall be equipped with factory- recommended mufflers.
- Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or security staff facilities.
- For all noise-generating construction activities, additional noise attenuation techniques shall be employed as necessary to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets, noise shrouds and temporary sound barriers.

With implementation of Mitigation Measures conditions of approval NOI-1 through NOI-4, if needed, noise impacts during construction would be **less than significant**.

Operational Noise

Exterior. Traffic is the primary noise source that would be generated by the proposed project. Existing measured noise levels are within the compatible or conditionally compatible range referenced above. Thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause the Leq to noticeably increase (+3 dBA) or exceed the 55-70 dBA conditionally compatible exterior standard for residential properties referenced in the Murrieta General Plan Noise Element. Baseline conditions were measured adjacent to the project site along Vista Murrieta Road on December 20, 2023, beginning at 4:50 p.m. and concluding at 5:05 p.m. The measured noise level was 50.6 dBA Leq. Ambient conditions are dominated by traffic on Interstate 215 to the east and Los Alamos Road to the north. Traffic on Vista Murrieta Road is light and contributes to but does not dominate ambient conditions. A total of four passenger vehicles passed the monitoring site during the 15-minute monitoring period.

Vista Murrieta Road was modeled using the Federal Highway Administration Traffic Noise Model (TNM) version 2.5 software to provide substantial evidence documenting project related traffic noise impacts. The model calculates traffic noise at receiver locations based on traffic volumes, travel speed, mix of vehicle types operating on the roadways (i.e., cars/trucks, medium trucks and heavy trucks) and related factors. Rather than use the volumes counted during the monitoring period, 10% of the existing average daily traffic (ADT) counted as part of the Traffic Impact Assessment (TIA) (Mizuta Traffic Consulting, Inc., December 2023) was used to approximate peak hour operation on Vista Murrieta Road. The model was calibrated to calculate noise levels that are +/- 2 dBA those measured on-site (Birdseye Planning Group, December 2023).

Traffic volumes generated for preparation of the Traffic Impact Assessment were used for the noise impact discussion. The project is estimated to generate approximately 828 daily trips assuming 4.81 trips per unit. Of the total, approximately 10%, or 80 trips would occur during the evening peak traffic hour. The 80 trips were distributed within the modeled road network to determine the change in noise levels associated with the project at the following neighboring sensitive properties.

1. Residence located adjacent to and east of the project site at 25255 Vista Murrieta Road;
2. Residence located at 25250 Vista Murrieta Road southeast of the site; and
3. Project Site 100 feet north of Vista Murrieta Road.

Any noise impacts associated with the project would be concentrated at the above referenced receptors. Existing noise levels are shown in Table 10. To calculate project-related noise effects, 80 peak hour trips were added to baseline traffic conditions. The trips were distributed to Vista Murrieta Road east/north to Los Alamos Road. As stated above, modeled ambient conditions are lower than what was measured in the field because the receivers are distant from the roadway. A project related noise impact would occur under conditions where the project causes the Leq to exceed the noise compatibility criteria referenced above. As shown in Table 10, traffic associated with the project would add 3.4 dBA at Receiver 1, 3.3 dBA at Receiver 2 and 5.9 dBA at Receiver 3. In no case would the increase in noise levels exceed the normally compatible range for multifamily residences (i.e., 55 and 65 dBA) discussed in the City of Murrieta General Plan Noise Element.

**Table 10
 Modeled Noise Levels**

Receptor	Existing Leq	Exceed Standard?	With Project Leq	dBA Change	Significant Impact
Site 1 – Residence at 25255 Vista Murrieta Road.	47.0	No	50.4	+3.4	No
Site 2 – Residence at 25250 Vista Murrieta Road	48.3	No	51.6	+3.3	No
Site 3 – Project site 100 feet north of Vista Murrieta Road	49.9	No	55.8	+5.9	No

b) Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB (i.e., vibration velocity of 0.01 inches per second). A vibration velocity of 75 VdB is the approximate

dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. There were no activities observed in the area during monitoring that generate perceptible groundborne vibration.

Construction activity on the project site would be temporary and any vibration would not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels could range from 87 VdB at 25 feet, 81 VdB at 50 feet, and 75 VdB at 100 feet, based on the Federal Transit Administration’s (FTA’s) *Transit Noise and Vibration Impact Assessment* (September 2018) as shown in Table 11.

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity would not occur on the project site. General construction associated with the project would be confined to the project site and surrounding road corridors and consist of grading, excavations for building footings and installation of subsurface infrastructure. It would be temporary in duration. The closest residences to the site are located approximately 60 feet southwest and northeast of the property line. Based on the information presented in Table 11, vibration levels could reach approximately 79 VdB at the nearest receiver during construction assuming a large bulldozer is the heaviest piece of equipment used during grading or site clearing.

As discussed, 100 VdB is the threshold where minor damage can occur in fragile buildings. There are no fragile buildings located in proximity to the construction site. Further, vibration levels would be under the threshold associated with structural damage. Thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project.

Table 11
Typical Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Caltrans, 2020

The closest residential structures are approximately 60 feet from the property line and active grading area. Based on the information presented in Table 9, vibration levels from operation of a large bulldozer would be approximately 79 VdB or less at 60 feet (Caltrans 2020). As

discussed, a 100 VdB is the vibration energy required to damage fragile historic buildings. While vibration from grading may be perceived at neighboring residences, the vibration energy would be well below that required to cause structural damage. Impacts would be **less than significant**.

Source: Federal Transit Administrations (FTA). *Transit Noise and Vibration Impact Assessment* September 2018

c) French Valley Airport is located approximately 3.5 miles northeast of the site. There are no private airstrips in proximity to the site. The proposed project is located outside the Airport Land Use Compatibility Zone. While some overflights may occur and be audible, residents would not be adversely affected by aircraft noise. **No impact** would occur under this threshold.

Source: Riverside County Airport Land Use Compatibility Plan Policy Document, Map FV-1, January 2012.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. POPULATION AND HOUSING –

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) The proposed project consists of 172 apartment units and related infrastructure improvements. The proposed project would require the removal of two single-family residences to accommodate improvements. The property is being purchased; thus, residents are not being forced to relocate nor would they otherwise be adversely impacted by the project. The project would be constructed consistent with the Office/TOD Overlay zoning designation and allowable density. The project would not induce population growth directly as a result of new development or indirectly through the extension of utility infrastructure to a currently unserved area. All improvements would occur on the project site and adjacent street. **No impact** related

to population growth would result from project implementation per threshold **a**.

b) Project implementation would result in the removal of two single-family residences. As referenced, the tenants would be required to relocate prior to construction. The voluntary relocation of two families would not be considered a substantial number of people as referenced in the threshold. Removal of the single-family residences would not require the construction of replacement housing elsewhere. The project would provide 172 new housing units on the project site. **No impact** would occur under threshold **b**.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. PUBLIC SERVICES

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

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a (i-v) The Murrieta Fire & Rescue Department provides fire and emergency medical services to the City of Murrieta. Fire Station 1 is the nearest station to the project site. It is located at 41825 Juniper Street approximately one mile west of the site. Murrieta Fire & Rescue has a total response time goal within the City of 6:04 minutes for medical emergencies and an effective response force (all resources dispatched to arrive at scene) for fire incidents of 10:24 minutes.

Given the nature of the project, demand for fire and emergency service may increase over

existing conditions. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Murrieta General Plan. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The payment of impact fees would fund any necessary improvements to the Murrieta Fire & Rescue infrastructure to maintain or improve the efficiency of department operations. The City is contemplating the construction of a new fire station north of Clinton Keith Road to improve response times in that area. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Fire Station 1.

Law enforcement services are provided by the City of Murrieta Police Department. The Police Department operates from the headquarters building located at 2 Town Square approximately one mile northwest of the project site. The Department's goal is to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address public safety needs. Established response times range from 6 minutes for Priority 1 calls to 35 minutes for Priority 3 calls. The project may generate demand for police services beyond existing conditions; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Murrieta General Plan. The project would not require the construction of new or expanded Police Department facilities. The payment of impact fees would fund any necessary improvements to the Murrieta Police Department required to maintain or improve the efficiency of department operations.

The nearest school to the project site is Murrieta Mesa High School located at 24801 Monroe Avenue approximately 0.4 miles northwest of the site. Shivela Middle School is located at 24515 Lincoln Avenue approximately 0.8 miles northwest of the site. The proposed project would likely provide housing for school-aged children; thus, affecting demand for school services. Based on generation rates provided in the City of Murrieta General Plan 2035 Final Environmental Impact Report (2011), the number of students generated by the project would range from 65 to 248. The applicant would be required to pay a developer fee of \$4.08 per square foot of assessable space to support ongoing development of school facilities.

The Murrieta Library is located at 8 Town Square approximately 1.3 miles southwest of the site. The project would increase the population of Murrieta; however, addition of new residents would not affect demand for library services city-wide. No new or expanded library services would be required.

California Oaks Sports Park is the most directly accessible park from the project site. It is located approximately one mile north, just south of the intersection of California Oaks Road and Lincoln Avenue. The project would provide recreational amenities on-site which would include a clubhouse, community room, fitness and barbeque area, game area and outdoor play space. The increase in population living in the area is not expected to impact demand for park facilities. The project would not remove park or recreational facilities that would require replacement elsewhere.

The project would not require the provision of new or physically altered governmental facilities to maintain acceptable levels of service. As noted, an increase in demand for fire, police or other government services may occur. Impacts would be **less than significant**.

Source: City of Murrieta. Fire Department website, accessed December 2023

Source: City of Murrieta. Police Department website, accessed December 2023

Source: Murrieta Valley Unified School District website, access December 2023.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. RECREATION --

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-b) The project would be a 172-unit apartment complex. On-site amenities would include a clubhouse, community room, fitness and barbecue area, game area and outdoor play space. The project would likely increase demand for recreational resources within the City of Murrieta. As referenced in the 2035 General Plan EIR (2011), the City has adopted a standard of 5 acres of parkland per 1,000 residents. As of June 2009, the City had a deficit of 34 acres according to this standard. Additional acreage is required to meet identified needs for recreation facilities such as sports fields and courts. The General Plan estimates a need for 240.3 acres at buildout, assuming a population of 120,000, to accommodate these facilities.

As referenced, on-site recreational amenities would be provided. The area of disturbance would occur as part of the overall project development. No off-site recreational facilities would be constructed to serve the project. The nearest park is California Oaks Sports Park located approximately one mile north of the site. No additional park land would be required to accommodate the project; however, residents may use park resources located throughout the City. The payment of impact fees by the project applicant would contribute to funding available for improvements to existing park resources. **No impact** would occur under this threshold.

Source: City of Murrieta General Plan Environmental Impact Report, July 2011

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. TRANSPORTATION -- Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The information provided in this section is summarized from the Traffic Impact Analysis prepared for *Viscar Terrace Apartment Project*, Mizuta Traffic Consulting, Inc., December 2023 (Appendix K).

a) The following summarizes project impacts to existing bicycle/trail, transit and pedestrian facilities in proximity to the project site.

Bicycle and Trail Facilities. Consistent with the City of Murrieta General Plan Circulation Element, striped Class II bicycle lanes are located along both directions of Los Alamos Road. A Class II bicycle lane is planned along the Monroe Avenue extension between Los Alamos Road and Murrieta Hot Springs Road to the south. No trails are located within or planned for construction within the project area or along Vista Murrieta Road. The project will not affect existing bicycle facilities, implementation of planned bicycle facilities or use of existing or planned trail facilities. No impact would occur under this threshold.

Transit Facilities. As stated, Riverside Transit Agency (RTA) provides service to the general area with Routes 23. The nearest transit stop is located approximately 0.24 miles south of the

site at the intersection of Hancock Avenue and Medical Center Drive. The project will not affect existing transit service along as currently provided.

Pedestrian Facilities. No sidewalks are located along Vista Murrieta Road. However, sidewalks would be installed as part of the Vista Murrieta Road frontage improvements required as a condition of project approval. The project will have no adverse impacts to pedestrian facilities. Impacts associated with threshold a would be **less than significant**.

b) Senate Bill 743 (SB 743) was approved in 2013 and revised the method for assessing transportation impacts under CEQA. The Office of Planning and Research (OPR) has recommended the use of vehicle miles travelled (VMT) as the required metric to replace the automobile delay-based Level of Service (LOS). As stated, the Governor's Office of Planning and Research (OPR) released *The Technical Advisory on Evaluating Transportation Impacts in CEQA*, which includes screening thresholds to identify when a lead agency may screen out VMT impacts. According to OPR, adding affordable housing to an area generally improves the jobs-housing balance, in turn shortening commutes and reducing VMT because low wage workers in particular, are more likely to choose a residence proximal to their workplace if one is available. Additionally, even in areas where the existing jobs-housing balance is closer to optimal, affordable housing is still shown to generate less VMT than market-rate housing. The proposed project is 100% affordable; thus, it would have a less than significant impact relative to the screening threshold referenced above.

As discussed, the project is in a TOD Overlay District. The purpose of a TOD Overlay District is to allow a mixture of residential and non-residential development in proximity to transit to encourage mixed land uses for enhanced transit and pedestrian activity. Additionally, the City's goal for a mixed use and TOD (LU-8) is to have a community that provides opportunities for mixed use and/or transit-oriented development. Some of the specific policies that would help achieve the goal are the following:

LU-8.1: Encourage integrated development that incorporates a mix of uses (residential, commercial, office) in mixed use or transit-oriented development areas.

LU-8.2: Encourage workplace development in proximity to residences in mixed use or transit-oriented development areas.

LU-8.5: Encourage the creation of multi-modal transit opportunities with a healthy mix of businesses, childcare, senior services, and housing.

LU-8.6: Encourage higher density residential, commercial, and employment development near a future Metrolink or High-Speed Rail Station, along other major public transportation routes, and at other suitable locations.

LU-8.7: Amend the Development Code to implement mixed use zoning districts that provide development standards for mixed use development, which should address

minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses, building heights; and parking standards.

As stated, Riverside Transit Agency (RTA) provides service to the project area via Route 23. The nearest transit stop is located approximately 0.24 miles south of the site at the intersection of Hancock Avenue and Medical Center Drive. The project will not affect existing transit service along as currently provided and would have a less than significant VMT impact. The project would generally support the land use policies referenced above that support the TOD Overlay designation. Impacts would be **less than significant** under this threshold.

c) The project would be required to improve the Vista Murrieta Road segment fronting the site to City standards. All access driveways and on-site drive aisles would be designed consistent with City of Murrieta standards as referenced. **No impacts** associated with hazardous design features would occur.

d) The proposed project would provide access to the site for use by emergency vehicles via both Vista Murrieta Road and a gated emergency vehicle access (EVA) from Myers Lane at the northwest corner of the site. The project would not alter existing emergency access routes. The access driveways would provide access for residents, vendors and emergency service vehicles. The project would not impair emergency access to the area. **No impact** would occur.

	Potentially Significant Unless Mitigation Incorporated	Potentially Significant	Less than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL

RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resource 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 Historic Places, or in a local

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL

RESOURCES -- Would the project:

register of historical resources as defined in Public Resource Code section 5020.1(k), or

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

a i-ii) As stated in Section V, *Cultural Resources*, two single-family residences and outbuildings are located on the project site. Neither structure is visible on a 1978 historic aerial photograph of the project area. The residences and buildings were constructed or relocated to the site less than 43 years ago; and therefore, do not merit further analysis for California Register of Historical Resources (CRHR), the National Register of Historical Places (NRHP) or the City of Murrieta Individual Resource Designation criteria.

As discussed in Section V, *Cultural Resources*, Native American Tribes contacted during the cultural resource report scoping process did identify the presence of any known historic resources and culturally sensitive areas proximal to the site. With the implementation of Mitigation Measures CUL-1 and CUL-2 as well as Standard Conditions SC CUL- 3 through SC CUL-6, potential impacts would be reduced to **less than significant**.

b) As stated, no known cultural resources occur on-site. As stated, AB 52 consultation was conducted by the City of Murrieta. Consultation letters were sent on January 10, 2025, to the Pechanga Band of Indians, Rincon Band of Luiseño Indians, Morongo Band of Mission Indians and the Agua Caliente Band of Cahuilla Indians. The Agua Caliente Band of Cahuilla Indians responded to the letter on January 15, 2025, and did not request consultation. The Pechanga

Band of Indians responded to the letter on February 7, 2025, and requested consultation. Consultation is ongoing. The following mitigation measures would be implemented as applicable to reduce potential impacts to tribal cultural resources to **less than significant**.

Mitigation Measure TCR-1: *Archaeological Monitoring*: At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

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

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

The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.

Mitigation Measure TCR-2: Cultural Resource Monitoring Plan (CRMP): The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and

responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:

- a. Project grading and development scheduling;
- b. The development of a monitoring schedule in coordination with the permittee/owner during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and,
- c. The protocols and stipulations that the permittee/owner, City, Tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Mitigation Measure TCR-3: *Native American Monitoring:* Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Consulting Tribe(s) shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling.

Mitigation Measure TCR-4: *Disposition of Cultural Resources:* In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department:

- 1) Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource.
- 2) On-site reburial of the discovered items as detailed in the CRMP required pursuant to Condition of Approval TCR-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be

included in the confidential Phase IV report. The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Requests.

- 3) Curation. The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required conditions of approval for potential impacts to cultural resources, and adhere to the following:
 - a. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79 and therefore would be curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

Mitigation Measure TCR-5: *Human Remains*: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation Measure TCR- 6: *Inadvertent Archeological Find*. If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).

- i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
- ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall

be made, with the concurrence of the Community Development Director, as to the appropriate requirement (documentation, recovery, avoidance, etc.) for the cultural resources.

iii. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate condition. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.

iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.

v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.

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

Mitigation Measure TCR-7: Archeology Report – Phase IV: At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each condition of approval was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center and Consulting tribes.

Mitigation Measure TCR-8: Non-Disclosure of Reburials Location. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

	Potentially Significant Impact	Potentially Significant Unless 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, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIX. UTILITIES AND SERVICE

SYSTEMS -- Would the project:

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

a, c) As stated in the project description, the project would connect to an existing sewer line located at the northwest corner of the site at the southern terminus of Myers Lane on the south side of an unnamed drainage. These improvements would occur concurrently with grading activities and installation of other utilities as well as improvements to Vista Murrieta Road. The project would not require the expansion or relocation of wastewater systems; thus, no impacts associated specifically with the construction or relocation of wastewater systems would occur.

As stated in the project description, the proposed project would install a new 12-inch water line in Vista Murrieta Road extending southwest of the site. The water line would connect to a new water line located at the intersection of Sparkman Court and Vista Murrieta Road. A second line will be installed within Vista Murrieta Road east of the site and connect to an existing water line located at the southwest corner of Vista Murrieta Road and Skypark Lane. This segment would cross under an unnamed drainage to Murrieta Creek using jack and bore. Vista Murrieta Road crosses the creek using an existing box culvert. The line would be installed under the existing box culvert within the Vista Murrieta Road corridor. This connection would complete a looped system for the project.

Electrical (Southern California Edison) and telecommunication (Frontier and Spectrum) service would initially connect to the existing overhead electrical infrastructure located along the north side of Vista Murrieta Road. All electrical lines located on-site would be undergrounded during grading. A total of four 1,600 ampere and one 3,000 ampere transformers would be installed on-site. The project would eventually remove one existing overhead utility pole and underground all electrical and telecommunication service along the project frontage east of Carrigan Road and install a new electrical service line northeast of the site within the jack and bore trench required for the new water line as described above. The project would connect to existing utilities and service systems. No expansion of these systems would be required. Impacts related to the provision of utility services would be **less than significant**.

Source: Eastern Municipal Water District, Perris Valley Regional Water Reclamation Facility Factsheet, October 2016.

Source: California Emission Estimator Model, 2022.1

Source: Eastern Municipal Water District Will Serve Letter.

b) EMWD provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. EMWD is both a retail and wholesale agency, serving a retail population of approximately 546,200 and a wholesale population of 215,100. The majority of EMWD's supplies are imported water purchased through MWD from the State Water Project (SWP) and the Colorado River Aqueduct (CRA). Imported water is delivered to EMWD either as potable water treated by MWD, or as raw water that EMWD can either treat at one of its two local filtration plants or deliver as raw water for non-potable uses. EMWD's local supplies include groundwater, desalinated groundwater, and recycled water. Groundwater is pumped from the Hemet/San Jacinto and West San Jacinto areas of the San Jacinto Groundwater Basin. EMWD owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. EMWD also owns, operates, and maintains its own recycled water system that consists of four Regional Water Reclamation Facilities and several storage ponds spread throughout EMWD's service area that are all connected through the recycled water system. Per the 2020 Urban Water Master Plan, EMWD has a combined retail and wholesale demand and supply forecast of 208,900-acre feet in 2025 and 214,900-acre feet in 2030. Water supply is expected to meet demand forecast through the 2040 UWMP planning horizon.

CalEEMod 2022.1 estimated the project would use approximately 6,027,718 gallons of water annually (16,514 gallons per day). EMWD provided a will serve letter indicating that water supplies are available to support the project. Water demand associated with the project would not exceed projected demand for the service area or necessitate expanding existing entitlements or water infrastructure, other than what is required to connect the project to planned/existing water supply infrastructure. A **less than significant** impact would occur under this threshold.

Source: Eastern Municipal Water District, *2020 Urban Water Management Plan Update*, June 2021.
Source: California Emission Estimator Model, 2022.1.

c) Wastewater within the project area is collected and conveyed to one of two treatment plants operated by the Eastern Municipal Water District (EMWD). EMWD provides wastewater services to approximately 239,000 customers within its service area and currently treats approximately 43 million gallons per day of wastewater at its four active regional water reclamation facilities through 1,813 miles of sewer pipelines. The facilities closest to the project area is the Perris Valley Regional Water Reclamation Facilities (RWRF). The Perris Valley RWRF is the largest of the four treatment plants operated by EMWD and has a daily treatment capacity of 22 million gallons per day (MGD) with a build out capacity of 100 MGD. Currently, the facility treats approximately 13.8 MGD. Assuming wastewater is approximately 60% of potable water demand, the project would generate approximately 9,908 gallons per day. This is 0.0007% of the daily treatment capacity of the Perris Valley RWRF. EMWD has provided a will serve letter for wastewater. A **less than significant** impact would occur under this threshold.

d) The proposed project would generate construction/demolition waste (CDW) as well as ongoing domestic waste. Solid waste collection and disposal services in Murrieta are provided by Waste Management, Inc. Solid waste collected in the Murrieta area is disposed of in the El Sobrante Landfill located in Corona, California. The El Sobrante Landfill was opened in 1986 and has sufficient capacity to operate for approximately 45 years. The landfill covers approximately 1,322 acres with a permitted operating footprint of 468 acres. The facility processes 2 million tons annually and has a remaining capacity of approximately 209 million cubic yards (Waste Management, 2014).

It is presumed that construction waste would be comprised of concrete, metals, wood, landscape and typical domestic material. The California Integrated Waste Management Act (CIWMA) of 1989 mandated that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50%. AB 341 (2011) amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the state that no less than 75% of solid waste be generated be source-reduced, recycled, or composted by the year 2020 and annually thereafter. CDW associated with the proposed project will 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.

CalEEMod 2022.1 estimates that the proposed project would generate approximately 32 tons of solid waste material annually. Assuming 75% is recycled, a total of 177 pounds daily would go to the landfill. Assuming the El Sobrante Landfill receives the solid waste, this would increase the total volumes going to landfill daily by less than 1 percent. A **less than significant impact** would occur under this threshold.

Source: Waste Management, Inc. El Sobrante Landfill Fact Sheet, 2014.

Source: California Emission Estimator Model, 2022.1.

e) The applicant and project contractor will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989 and AB 341. **No impact** would occur under this threshold.

	Less Than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Potentially Significant Impact			

XX. WILDFIRE – If located in or near a state responsibility areas or lands classified as very high hazard severity zones, would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) The site is currently accessed from Vista Murrieta Road which serves as a primary evacuation route for residents living in the general area around the site to Los Alamos Road to the north and either Interstate 15 to the west of Interstate 215 to the east. The project would add approximately 80 peak hour trips to the local street network. Emergency vehicle access would be provided primarily via Vista Murrieta Road and a secondary EVA from Myers Lane northwest of the site. With implementation of the required road improvements, the project would improve emergency access and evacuation to the site. Vista Murrieta Road would not be affected though the project would add vehicles to the local street network. The project would not generate enough daily or peak hour trips to adversely impact use of the local streets as evacuation routes should fire or other emergency occur that would necessitate an evacuation; thus, a **less than significant impact** would occur.

b) The project is bordered by developing land to the north, low density single-family residential to the south, east and west. Prevailing wind is from the west and the project is located in a generally flat area. There are no areas of native habitat that could burn in the event a wildfire

occurs. The project site is not expected to be exposed to high risk resulting from surrounding slopes or prevailing winds. Impacts would be **less than significant**.

c) The majority of the site is developed or covered with ornamental species. The site is located in an urbanized area and surrounded by residential development. The access driveways and internal street network would be designed to comply with City of Murrieta design standards to accommodate emergency vehicles. The construction of the project would not require improvements designed to address fire risk. **No impact** would occur.

d) The site and surrounding area is generally flat and urbanized. If the area were to burn, fires are anticipated to be isolated would not result in substantive risk from landslide or mudflows from fire damage. **No impact** would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —

a) Does the project have the potential to substantially degrade the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, 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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

a) The project would be constructed on a largely developed site. Removal of ruderal vegetation species would be required in some areas prior to construction particularly along the site perimeter. There are no threatened, endangered or sensitive plant or animal species occurring on the site. Implementation of Mitigation Measures BIO-1 would avoid potential impacts to nesting bird species. Implementation of Mitigation Measures BIO-2 would avoid impacts to burrowing owl.

The project site has a low sensitivity to cultural resources. Implementation of Mitigation Measures CUL-1 and CUL-2 as well as Standards Condition SC CUL-3 through SC CUL-6 and TCR-1 through TCR-8 would avoid or minimize potentially significant impacts to previously undiscovered cultural resources and tribal cultural resources. Implementation of Mitigation Measures PAL-1 through PAL-4 would avoid potential impacts to paleontological resources. Impacts to biological, cultural and paleontological resources would be **less than significant** with implementation of applicable conditions of approval.

b) As presented in the discussion of environmental checklist Sections I through XX, the project would have no impact, a less than significant impact, or a potentially significant impact unless conditions of approval are incorporated with respect to all environmental issues. With mitigation, biological resource (BIO-1 and BIO-2), cultural resources (CUL-1, CUL-2, Standard Condition SC CUL-3 through SC CUL-6), paleontological resources (PAL-1 through PAL-4) and tribal cultural resource (TCR-1 through TCR-8); as well as temporary construction noise impacts (NOI-1 through NOI-4) would be **less than significant**. Based on the limited scope of direct physical impacts to the environment associated with the proposed project, the impacts are project-specific in nature. Consequently, the project along with other cumulative projects would result in a **less than significant** cumulative impact with respect to all environmental issues with implementation of applicable conditions of approval.

c) In general, impacts to human beings are associated with air quality, hazards and hazardous materials and noise. As addressed in the environmental checklist discussions, the project may have a temporary air quality and noise impacts during construction that can be reduced to less than significant with implementation of conditions of approval NOI-1 through NOI-4. No significant or adverse impacts related to hazards or hazardous materials were identified. Therefore, the project would have a **less than significant** impact on human beings.

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