INITIAL STUDY

for the

LARCHMONT BUSINESS PARK GRADING PLAN (EA 2016-1264)

Lead Agency:

City of Murrieta
1 Town Square
Murrieta, California 92562
951.461.6414
Point of Contact: James Atkins, Associate Planner
JAtkins@MurrietaCA.gov

Project Proponent:

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Prepared by:

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October 2018

TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

see enclosed compact disc (CD)

Appendix A: *APN 909-060-044-8 Mass Grading Air Quality and Greenhouse Gas Analysis, City of Murrieta, California,* prepared by RK Engineering Group, Inc., dated February 10, 2017

Appendix B1: *Larchmont Business Park Project (APN 909-060-044) Biological Resource Assessment, MSHCP Consistency Analysis, and Determination of Biologically Equivalent or Superior Preservation,* prepared by ESA PCR, Revised by HELIX Environmental Planning, Inc., dated October 2016, Revised January 2018

Appendix B2: *Western Riverside County Regional Conservation Authority JPR 17-04-05-01 Letter*, prepared by Wendy Worthy, dated February 1, 2018

Appendix B3: *Addendum to the Biological Resource Assessment, MSHCP Consistency Document, and Determination of Biologically Equivalent or Superior Preservation for the Larchmont Business Park (JPR No. 17-04-05-01) Letter*, prepared by HELIX Environmental Planning, Inc., dated August 29, 2018

Appendix C1: *A Phase I Cultural Resources Assessment of APN 909-060-044 EA 2016-1264*, prepared by Jean A. Keller, Ph.D., dated January 2017

Appendix C2: *Assembly Bill 52 (AB 52) Formal Notifications*, prepared by City of Murrieta, May 19, 2017.

Appendix C3: *Agua Caliente Tribe Response to AB 52 Formal Notification*, June 1, 2017.

Appendix C4: *Rincon Tribe Response to AB 52 Formal Notification*, May 26, 2017.

Appendix D1: *Geotechnical Feasibility Investigation – 10 Acre Parcel – Northeast Side of Adams Avenue, about 1,000 Feet Southeast of Fig Street, Murrieta, CA* prepared by Coleman Geotechnical, dated May 31, 2007

Appendix D2: *Proposed Mass Grading, Assessor's Parcel Number 909-060-044, 10-Acre Parcel, Northeast Side of Adams Avenue, Southeast of Fig Street, City of Murrieta, Riverside County, California*, was prepared by Earth Strata Geotechnical Services, Inc. dated December 12, 2016

Appendix E: *Preliminary Hydrology and Drainage Study for Mass Grading APN 909-060-044, City of Murrieta,* prepared by RDS And Associates, dated February 1, 2018

COMMONLY USED ABBREVIATIONS & ACRONYMS

A.C.	Asphalt Concrete
ACOE	Army Corps of Engineers
ALUC	Airport Land Use Commission
AQ/GHG	Air Quality/Greenhouse Gas
AQMP	Air Quality Management Plan
ARB	Air Resource Board
Basin	South Coast Air Basin
BMPs	Best Management Practices
BP	Business Park
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emission Estimator Model
CAP	Climate Action Plan
CARB	California Air Resource Board
CBC	California Building Code
CD	Compact Disc
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CIWMP	County Integrated Waste Management Plan
C/I	Civic/Institutional
CLUP	French Valley Airport Comprehensive Land Use Plan
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Critical Noise Equivalent Level
CNPS	California Native Plant Society
COA	Condition of Approval
CO	Carbon Monoxide
CO_2E	Carbon Dioxide Equivalent
COA	Condition of Approval
CR	Commercial Retail
CRMP	Cultural Resources Management Plan
CSA	Community Service Area
CUP	Conditional Use Permit
CWA	Clean Water Act
dBA	A-weighted decibel
DBESP	Determination of Biologically Equivalent or Superior Preservation
DTSC	Department of Toxic Substances Control
DIF	Development Impact Fees
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
EPD	Environmental Programs Department
ESA	Environmental Site Assessment
°F	Fahrenheit
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map

GHG	Greenhouse Gas
GI	General Industrial
GP	General Plan
GP EIR	General Plan Environmental Impact Report
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
HRA	Health Risk Assessment
I-15	Interstate 15
I-215	Interstate 215
I	Industrial
ITE	Institute of Transportation Engineers
LI	Light Industrial
LOS	Level of Service
LSTs	Thresholds for Localized Significance
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
$MTCO_2e$	Metric Tons of Carbon Dioxide Equivalents
N_2	Nitrogen
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NO_2	Nitrogen Dioxide
NO	Nitric Oxide
NOA	Naturally Occurring Asbestos
NO_x	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
O_2	Oxygen
O_3	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
RCP	Reinforced Concrete Pipe
Pb	Lead
PCEs	Passenger Car Equivalents
PDF	Project Design Feature
$PM_{2.5}$	Fine Particulate Matter – 2.5 micrometers or less
PM_{10}	Coarse Particulate Matter – 10 micrometers or less
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RCTC	Riverside County Transportation Commission
ROG	Reactive Organic Gases
ROW	Right-of-Way
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board

SC	Standard Condition
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SMGB	State Mining and Geology Board
SO_2	Sulfur Dioxide
SO_4	Sulfates
SoCAB	South Coast Air Basin
SO_X	Sulfur Oxides
sq. ft.	Square Feet
SR79 North	Winchester Road
SR79S	State Route 79 South
SRA	Source Receptor Area
SWAP	Southwest Area Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TCP	Traffic Control Plan
TIA	Traffic Impact Analysis
TLMA	Transportation and Land Management Agency
TUMF	Transportation Uniform Mitigation Fee
TVUSD	Temecula Valley Unified School District
USACE	United States Army Corps of Engineers
USGS	U.S. Geology Survey
USFW	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VOCs	Volatile Organic Compounds
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan

ENVIRONMENTAL CHECKLIST FORM

INTRODUCTION

1. Project Title: Larchmont Business Park Grading Plan (EA 2016-1264)

2. Lead Agency Name: City of Murrieta
Address: 1 Town Square
Murrieta, CA 92562

3. Contact Person: James Atkins, Associate Planner
Phone Number: 951.461.6414

4. Project Location: Northeast of Adams Avenue, southwest of Jefferson Avenue, southeast of Fig Street, northwest of Elm Street, Assessor's Parcel Number 909-060-044

5. Project Sponsor's Name and Address: Larchmont Park, LLC
41911 5th Street, Suite 202
Temecula, CA 92590
Attn: Howard Omdahl

6. General Plan Designation: Industrial (I)

7. Zoning: General Industrial (GI)

8. Project Description:

Note:
Project Description Figures are contained at the end of this Section
(not immediately following their reference in the text)

Location of Project

The Project site is located between Adams Avenue and Jefferson Avenue, southeast of Fig Street, northwest of Elm Street, and northeast of Murrieta Creek. Please see **Figure 1, *Regional Location Map,* and Figure 2, *Vicinity Map***, and **Figure 3, *Aerial Photo***.

Project Site Characteristics

According to the Grading Plan (**Figure 4, *Conceptual Grading Plan*)** the Project site topography currently ranges in elevation from 1045 MSL to 1043 MSL. The Project site slopes gently to the west. After import and grading operations elevations on the Project site will range from 1047 MSF for the finished pad to 1042 MSL along the northwest side of the property and 1043 MSL adjacent to Adams Avenue.

The Project site is at an approximate elevation of 1,040 feet above mean sea level (MSL). Surface drainage at the Project is generally to the southwest. The Project site is situated within the Elsinore Fault Zone that separates the Santa Ana Block to the southwest and the Perris Block to the northeast. The Elsinore Fault Zone is a major fault zone of the San Andreas Fault System. The Fault Zone is bound on the west by the Willard Fault and on the east by the Wildomar Fault. The interaction of these faults has formed a complex of pull-apart basins.

According to the *Larchmont Business Park Biological Resources Assessment*, prepared by ESA PCR, October 2016 (*BRA*, **Appendix B**), the Project site supports one drainage identified as "Drainage A." Drainage A also includes a man-made channel, commonly referred to as Larchmont Channel. Drainage A was observed to support field indicators associated with the United States Army Corps of Engineers

(USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional waters. Larchmont Channel is a man-made drainage feature that did not exist prior to 2005 and was created in order to accept flows from adjacent commercial development to the northeast and east of the Project site and carry those flows along the southern property boundary into a tributary channel to Warm Springs Creek that runs along the eastern levy of Murrieta Creek for approximately 0.6-mile prior to entering Murrieta Creek. Larchmont Channel also accepts flow from two tributary drainages north of the intersection of Larchmont Lane and Jefferson Avenue. Due to site topography and the development directly to the south/southeast, water flowing onto the Project site becomes impounded, creating a large ponding area in the center and one along the northeastern boundary associated with a man-made swale that results in "back-ponding" when the larger ponded area becomes inundated. Larchmont Channel supports the CDFW sensitive plant community black willow thicket along the entirety of the channel along its eastern and southeastern reach. Portions of Drainage A within the larger ponding area support the CDFW sensitive plant community tarplant field and potential habitat for listed fairy shrimp species.

The Project site supports a mixture of native, non-native, and hydrophytic vegetation, including black willow thicket, tarplant field, western ragweed meadow, and non-native vegetation, such as annual brome grassland, foxtail barley patches, and swamp timothy sward. The northwestern and western portion of the Project site includes areas developed in association with Adams Avenue. The developed areas include man-made structures, such as roadways and buildings, and are typically unvegetated. Within the Project study area (Project study area comprises the total 10.88 acres evaluated as part of the Project footprint), the developed area consists of Adams Avenue in the western portion of the Project study area. Developed areas occupy approximately 0.10 acre on-site and 0.01 acre off-site. Please see **Figure 3, *Aerial Photo***, and **Figure IV-1, *Plant Communities***.

Location of Export Site

For the purposes of this Initial Study, the City of Murrieta analyzed that the export site has its environmental clearances and will be located within 10 miles of the Project site. Approximately 98,059 cubic yards (c.y.) of export materials from the export site will be imported to the Project site to raise the future ultimate pad elevation of the Project site development. The Project has been designed in order to avoid sensitive biological habitat. As a result, only 47,129 c.y. of import will now be required for the Project. This represents a reduction of approximately 48%.

Description of Project

The Project site, also known as assessor's parcel number 909-060-044, will be mass graded. Project grading activities will include permanent and temporary impacts over 8.92 acres on-site and 0.81 acre off-site. Please see **Figure 4, *Conceptual Grading Plan***.

The pad material will be compacted, and the Project will conform with California's Storm Water Pollution Prevention Plan (SWPPP) requirements that call for Dust and Erosion Control measures along with additional Project specific Best Management Practices (BMP's) which present guidance on reducing pollutants in storm water discharges.

9. Surrounding land uses and setting: (Briefly describe the Project's surroundings)

The Project site is located in the City of Murrieta in Riverside County and is currently vacant. Existing industrial uses are located to the northeast and southeast of the site, Murrieta Valley Pony Baseball athletic fields to the northwest, and Murrieta Creek to the southwest. Please see **Figure 3, *Aerial Photo***. The site is currently vacant and undeveloped. Please see **Figure 5, *Site Photos***.

Elevations on the Project site range from approximately 1,040 feet above MSL in the southwestern portion to approximately 1,055 feet above MSL in the eastern portion of the Project site.

As shown in **Figure 6, *Soils Map***, the mapped soils on the Project site include the following three (3) soil types:

- Grangeville fine sandy loam, drained, 0 to 2 percent slopes;
- Greenfield sandy loam, 0 to 2 percent slopes; and
- Riverwash.

The Project site has a General Plan (GP) Land Use Designation of Industrial (I).

Surrounding General Plan Designations are:

- **North:** Industrial (I), Business Park (BP)
- **South:** Industrial (I)
- **East:** Business Park (BP)
- **West:** Civic/Institutional (C/I)

Please see **Figure 7, *General Plan Land Use Designations***.

The Project site has a zoning classification of General Industrial (GI).

Surrounding zoning classifications are:

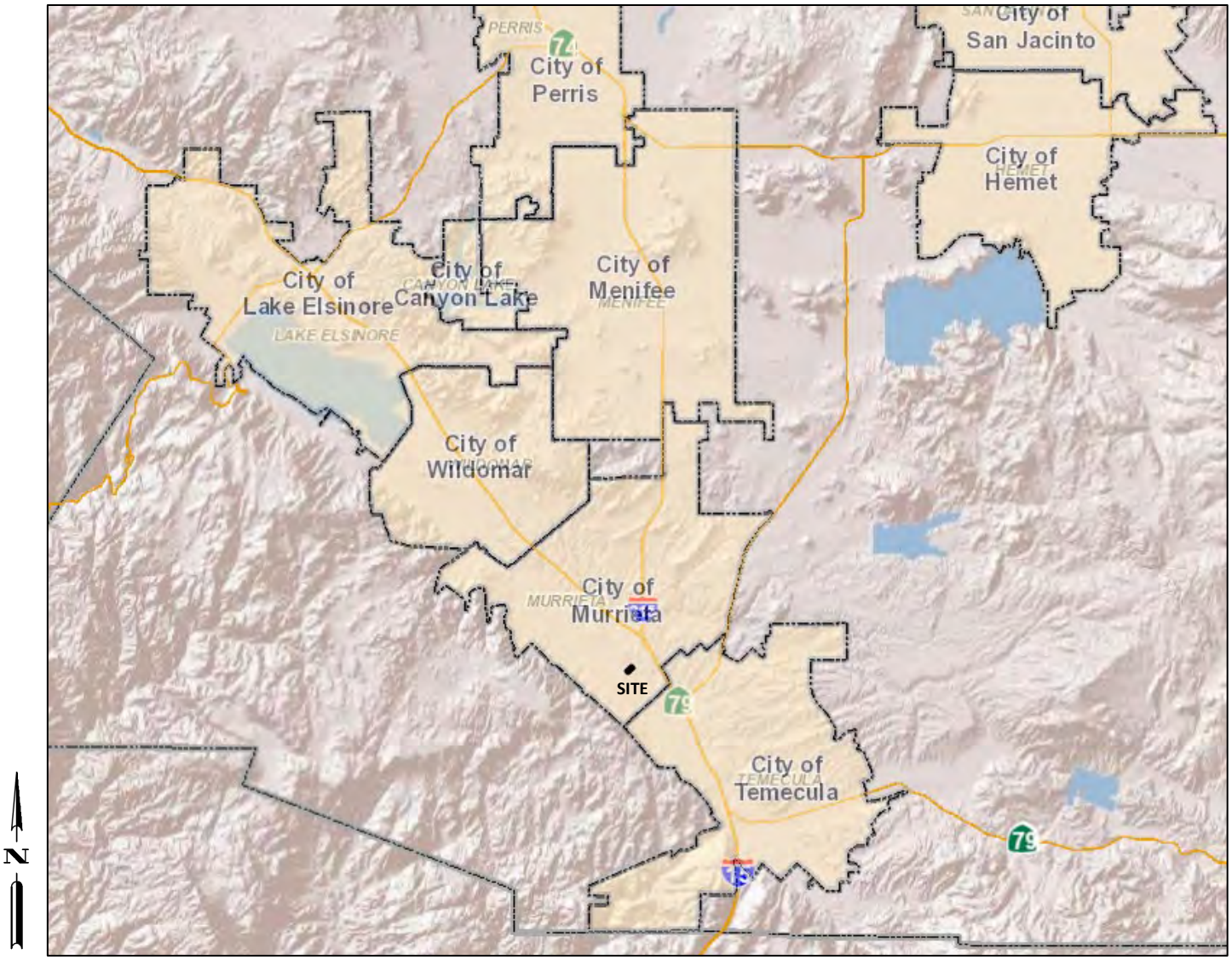
- **North:** General Industrial (GI), Business Park (BP)
- **South:** General Industrial (GI)
- **East:** Business Park (BP)
- **West:** Civic/Institutional (C/I)

Please see **Figure 8, *Zoning Classifications***.

10. Other agencies whose approval is required: (e.g., permits, financing approval, or participation agreement.)

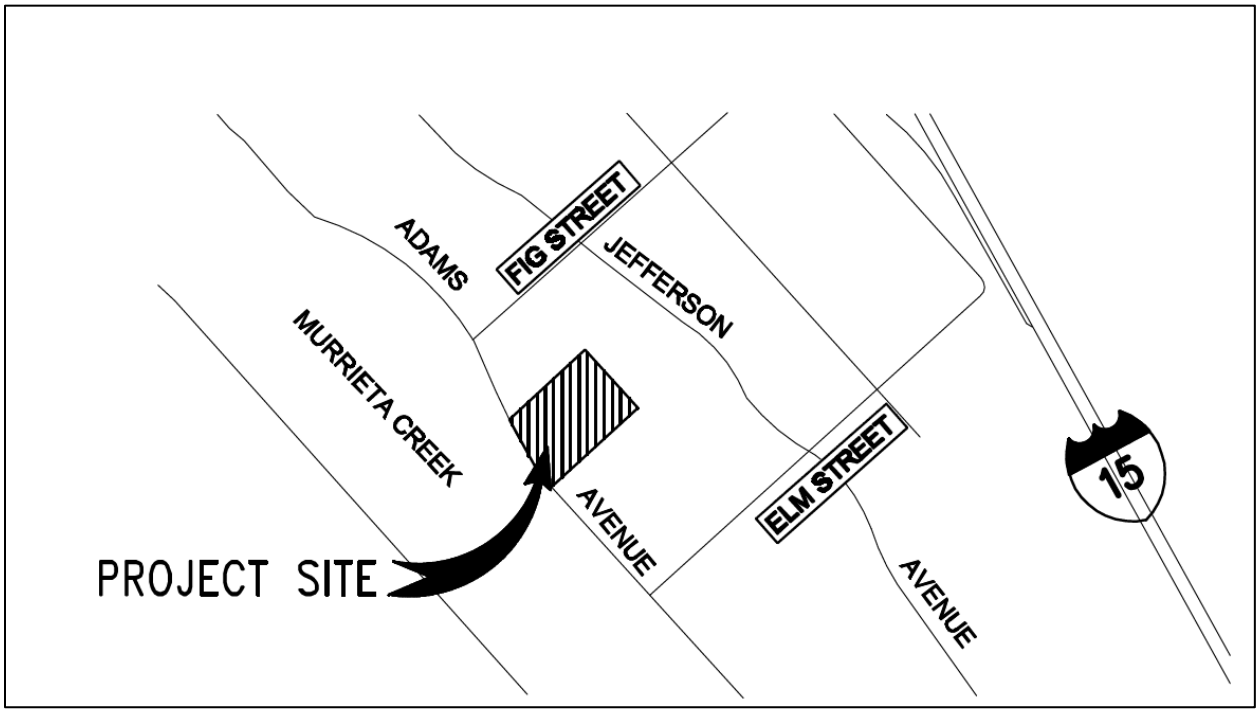
- United States Army Corps of Engineers (USACE);
- Regional Water Quality Control Board (RWQCB); and
- California Department of Fish and Wildlife (CDFW).

Figure 1
Regional Location Map



Source: Map My County – Riverside County 2017

Figure 2
Vicinity Map



Source: Project Conceptual Grading Plan

Figure 3
Aerial Photo

Source: Map My County http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public accessed 2017

Figure 4
Conceptual Grading Plan

Source: Project Grading Plan

Figure 5
Site Photos
Key Map

Source: Google Maps 2017

Figure 5
Site Photos, continued

1 – facing west

2 – facing north

Figure 5
Site Photos, continued

3 – facing northeast

4 – facing east

Figure 5
Site Photos, continued

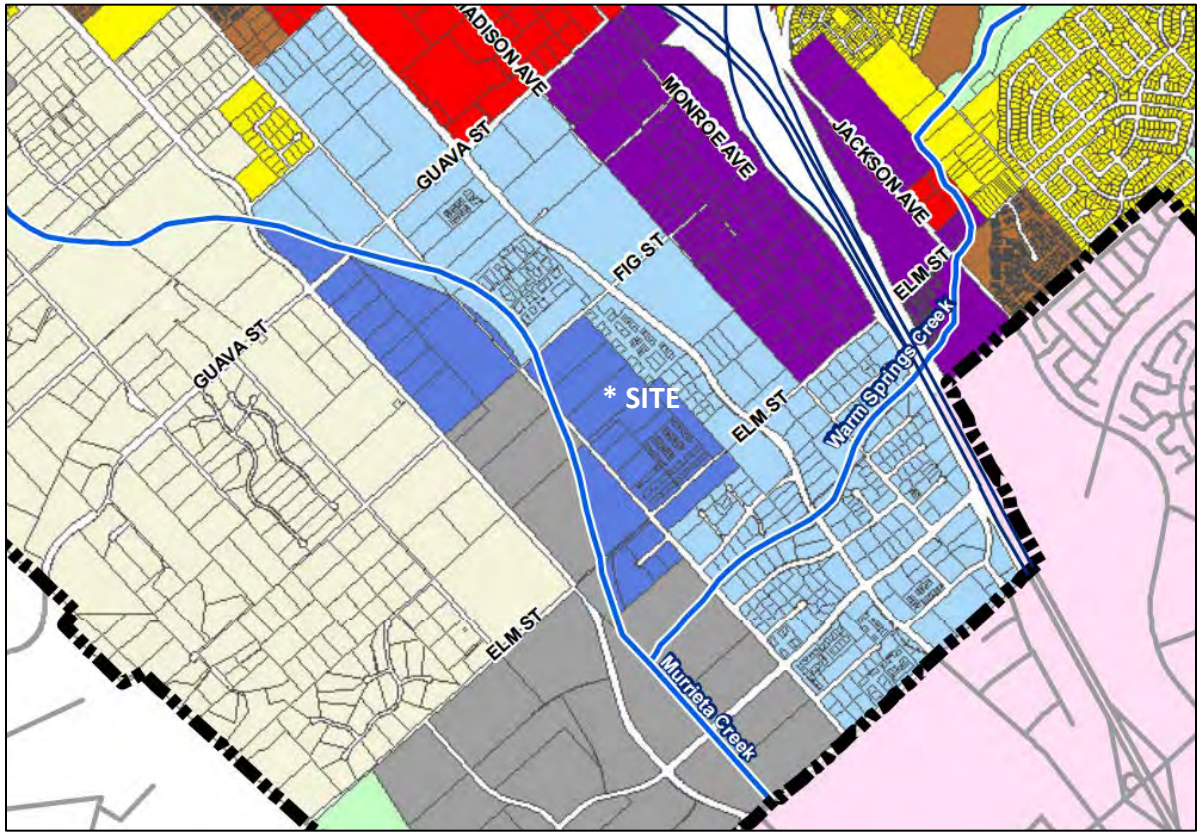
5 – facing southerly

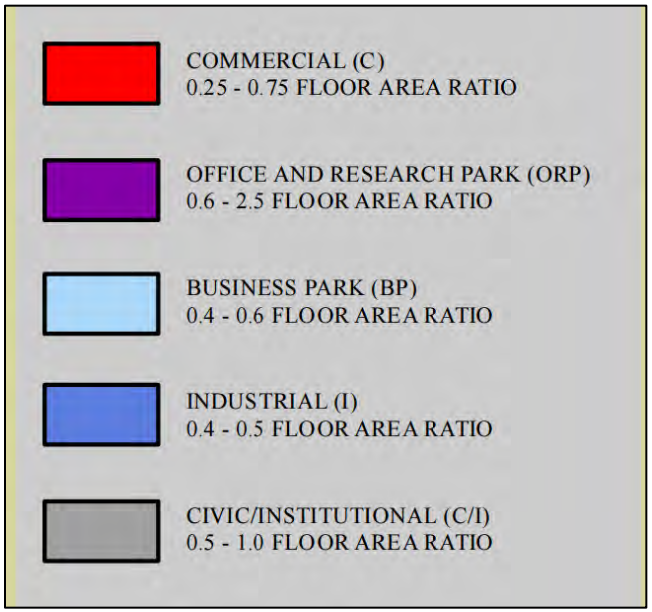
6 – facing west

Figure 6
Soils Map

Source: Project *BRA/DBESP*

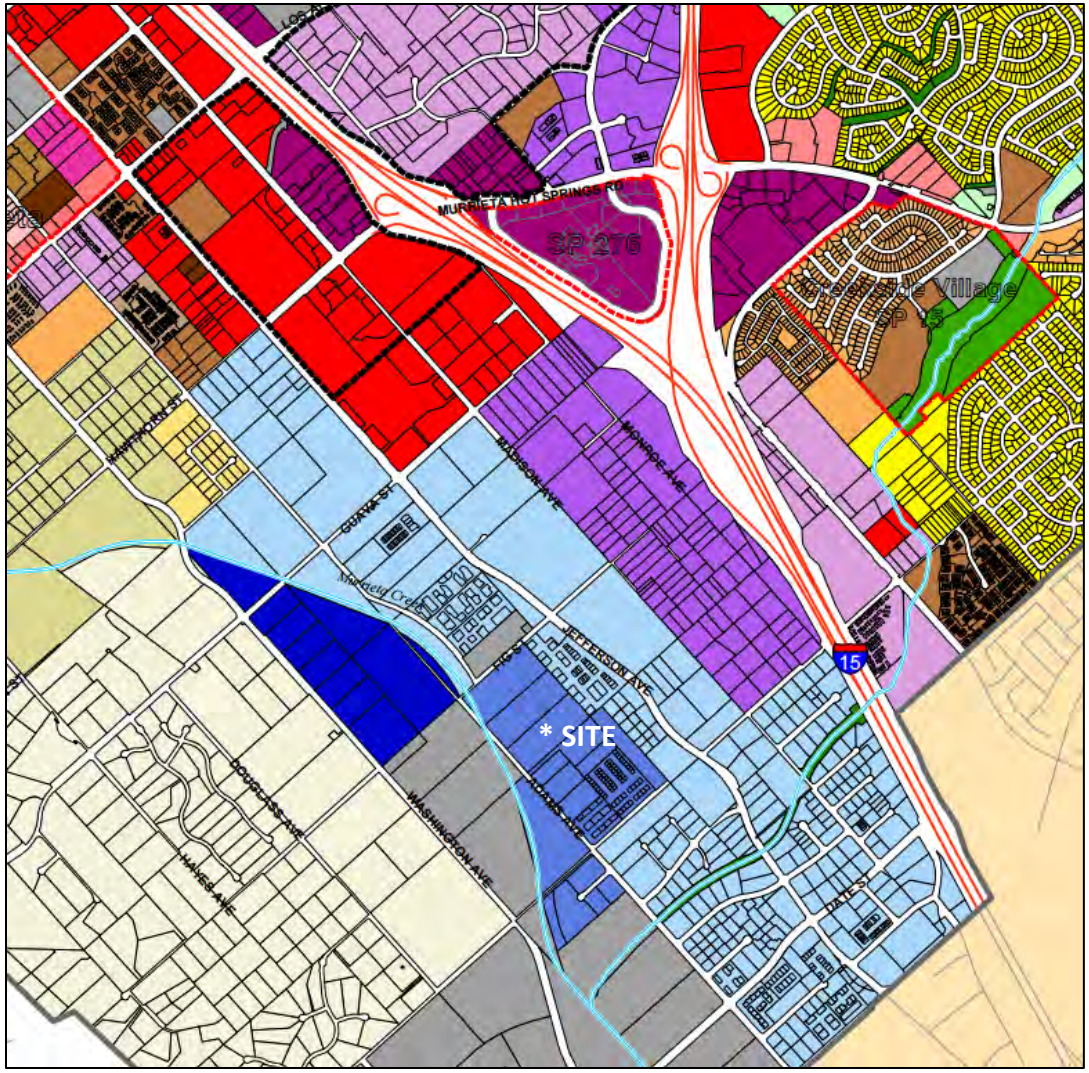
Figure 7
General Plan Land Use Designations





Source: City of Murrieta Land Use Map

Figure 8
Zoning Classifications



COMMERCIAL
- NEIGHBORHOOD COMMERCIAL (NC)
- COMMUNITY COMMERCIAL (CC)
- REGIONAL COMMERCIAL (RC)

OFFICE
- OFFICE (O)
- OFFICE RESEARCH PARK (ORP)

BUSINESS PARK
- BUSINESS PARK (BP)

INDUSTRIAL
- GENERAL INDUSTRIAL (GI)
- GENERAL INDUSTRIAL - A (GIA)

INSTITUTIONAL
- CIVIC/INSTITUTIONAL (C/I)

PARKS AND OPEN SPACE
- PARKS & RECREATION (PR)
- OPEN SPACE (OS)

Source: City of Murrieta Zoning Map

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation, the following finding is made:

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

Signature (prepared by) Date

Signature of Lead Agency Representative

10/15/18
Date

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the Project:				
a) Have a substantial adverse effect on a scenic vista?			**X**	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			**X**	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

SUBSTANTIATION:

Site Photographs, acquired on February 22, 2017, were utilized for the analysis for the discussion in Sections I.a-c, below. The Site Photos are provided as **Figure 5, *Site Photos*.**

Based on a field reconnaissance of the Project site, and a review of the Site Photographs, it was determined that from a visual standpoint the following vantage points to the Project site shall be considered for evaluation in this analysis.

Vantage Points No. 1

The Site Photographs for Vantage Points No. 1 (Site Photograph 1 and 6) were taken from Fig Street and Adams Avenue, respectively, facing west. Site Photograph 1 shows the edge of Fig Street, and a vegetated swale in the foreground, the vacant Project site in the middle ground and an industrial building (right side) and the Escarpment (left side) in the background. The only significant landform visible from Site Photograph 1 is the Escarpment. The overall visual setting shown in Site Photograph 1 is that of a vacant parcel that will ultimately be developed with use(s) similar that which currently surrounds the Project site to the north, east and south, with the Escarpment in the background.

Site Photograph 6 shows Adams Avenue, and a vegetated swale, the Project site (right side), Murrieta Creek (left side), and Southern California Edison (SCE) power poles in the foreground, power poles, Adams Avenue and a tree in the middle ground and an industrial building (right side) and the Escarpment (left side) in the background. Similar to Site Photograph 1, the only significant landform visible from Site Photograph 6 is the Escarpment. The overall visual setting shown in Site Photograph 6 is that of a vacant parcel that will ultimately be developed with use(s) similar that which currently surrounds the Project site, with the Escarpment in the background.

Vantage Points No. 2

The Site Photographs for Vantage Points No. 2 (Site Photos 2 and 3) were taken from the intersection of Fig Street and Adams Avenue, and from Adams Avenue respectively, facing north and northeast, respectively. Site Photograph 3 shows the intersection of Fig Street and Adams Avenue, trees and power poles in the foreground, the vacant Project site in the middle ground, and industrial buildings in the background. There are no significant landforms visible from Site Photograph 2. The overall visual setting shown in Site Photograph 2 is that of a vacant parcel that will ultimately be developed with use(s) similar that which currently surrounds the Project site, with the industrial buildings in the background.

Site Photograph 3 shows a view from Adams Avenue facing east. The edge of Adams Avenue, and the Project site and power poles are visible in the foreground. Industrial buildings are visible in the middle ground and background. There are no significant landforms visible from Site Photograph 3. The overall visual setting shown in Site Photograph 4 is that of a vacant parcel that will ultimately be developed with use(s) similar that which currently surrounds the Project site with the industrial buildings in the middle ground and background.

Vantage Point No. 3

The Site Photograph for Vantage Point No. 3 (Site Photograph 4) was taken from Adams Avenue, facing east. Site Photograph 4 shows Adams Avenue, the Project site and SCE power poles in the foreground. The Project site, the vegetated swale, power poles and industrial buildings are visible in the middle ground. Distant hills (Escarpment and in Temecula) are faintly visible in the background. The overall visual setting shown in Site Photograph 4 is that of a vacant parcel that will ultimately be developed with use(s) similar that which currently surrounds the Project site with very distant hills in the background.

Vantage Point No. 4

The photograph for Vantage Point No. 4 (Site Photo 5) was taken from the west side of Adams Avenue, facing southerly. Site Photograph 5 shows the edge of Adams Avenue, and a leaning SCE power pole in the foreground. Murrieta Creek, and industrial buildings are visible in the middle ground. The Escarpment is clearly visible in the background. The overall visual setting shown in Site Photograph 5 is that of Murrieta Creek, industrial buildings with the Escarpment in the background.

a) Would the Project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact

A review of the Site Photographs (**Figure 5, *Site Photos***) illustrates the important scenic vistas in each direction. The escarpment to the west comprises the most prominent scenic vista. The Site Photographs show that scenic views from all directions will be maintained. The proposed Project is nestled below the horizon and although the foreground and middle ground views to and across the Project site will be altered, the scenic views will not be substantially altered by the development of the proposed Project. Thus, the proposed Project is forecast to alter the views across the property but not obstruct or substantially interfere with any of the existing scenic views that presently exist across the Project site. No mitigation is required to offset the proposed alteration of scenic vistas/views based on this evaluation. Any impacts are considered less than significant.

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

No Impact

The Project site is northerly/northwesterly of Elm Street, south of the intersection of Fig Street and Adams Avenue. According to Section 8 (Conservation Element of the General Plan) p. 8-4, "Views from the major freeways traversing Murrieta play a large part in defining the community's identity for people passing through the area. Both freeways have been recognized as possessing scenic qualities. Interstate 15 is included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation, and Interstate 215 was previously shown on the County's Master Plan of Scenic Highways as being eligible for official designation as a County Scenic Highway." The roadways surrounding the Project are not designated as a State Eligible Scenic Routes. The Project site is not located in immediate vicinity of I-15 or I-215. Further, none of the roadways have been designated as an official County scenic highway or a scenic highway by the City of Murrieta. Therefore, implementation of the proposed Project is not expected to have a substantial effect upon a scenic highway corridor within which it is located both during import and/or grading activities. No impacts shall occur during operations, since no development project is proposed, at this time. No mitigation is required.

The Site Photographs show, there are no unique or landmark features located onsite within the Project site boundaries. There are no landscape features that distinguish the Project site from the surrounding industrial uses or vacant lands. The proposed Project site will change from a vacant, undisturbed land to a graded parcel. Based on the lack of any intrinsic onsite scenic resources, the proposed Project will not cause substantial Project specific damage to any such resources. Therefore, implementation of the Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. No impacts will occur.

c) *Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact

The interpretation of the term "substantially degrade" is subjective. The proposed Project will convert the existing vacant, undisturbed land to a graded parcel which will result in a change in the visual setting for the import and grading operation. The Project does possess biological resources on-site, which will be avoided to the greatest extent feasible. This is discussed in greater detail in Section IV, Biological Resources, of this Initial Study. There are no other resources on site that possess any intrinsic visual character or quality. Therefore, the Project will not substantially degrade the existing visual character or quality of the site and its surroundings. Any impacts are considered less than significant.

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

Less Than Significant Impact

New lighting sources will be created. There may be additional sources of light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. Workers either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. These lighting impacts will be temporary, of short-duration, and will cease when Project construction is completed. The City mandates that each Project's lighting conform to general lighting requirements and Palomar lighting requirements as established in City Development Code Section 16.18.100 (Lighting) and Section 16.18.110 (Mt. Palomar Lighting Standards), see **Standard Condition SC-AES-1**, below. The purpose of Development Code Section 16.18.110 is to restrict the use of certain light fixtures emitting into the night sky undesirable light rays that have a detrimental effect on astronomical observation and research. Impacts are considered less than significant.

Standard Condition SC-AES-1:

The Project is required to comply with the general lighting requirements and Palomar lighting requirements as established in City Development Code Section 16.18.100 (Lighting) and Section 16.18.110 (Mt. Palomar Lighting Standards).

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

SUBSTANTIATION:

a) Would the Project convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less Than Significant Impact

The General Plan identified a total of 3,381 acres within the City Limits as supporting agricultural uses (farmland of local importance, prime farmland, farmland of statewide importance and unique farmland). The City's General Plan "Important Farmland (2008)" - Exhibit 8-4 does include the site as "Farmland of Local Importance." Removal of the site from the potential of farmland is less than significant because among other items, the site is surrounded by urban uses and is not sufficient acreage for farming operations and is not adjacent to other farming operations. The General Plan also acknowledges the decline in farming activities during the timeframe the General Plan was prepared. The proposed Project site has been used in an agricultural capacity historically; however, implementation of the proposed Project will not pose any adverse impact to agricultural resources or values. Any impacts are considered less than significant.

b) Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact

Implementation of the proposed Project will not conflict with existing zoning for agricultural use, or a Williamson Act contract. According to Figure 5.11-2 *Williamson Act Farmland (2006)* of the General Plan Environmental Impact Report (GP EIR), the proposed Project site is not part of a Williamson Act contract. Please reference the discussion in Section II.a., above. Based on this information, the proposed Project will not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impacts will occur.

c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact

The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur.

d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

The Project site is currently vacant and would not be characterized as forest land. The discussion related to the potential for conversion of Farmland to non-forest use is discussed under item II.d, above, and was found to have no impact. Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts will occur.

e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

The Project site is currently vacant and would not be characterized as forest land. The discussion related to the potential for conversion of Farmland to non-forest use is discussed under item II.d, above, and was found to have no impact. Thus, implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		**X**		
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			**X**	
d) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
e) Create objectionable odors affecting a substantial number of people?			**X**	

SUBSTANTIATION:

The *APN 909-060-044-8 Mass Grading Air Quality and Greenhouse Gas Analysis, City of Murrieta, California,* prepared by RK Engineering Group, Inc., dated February 10, 2017, (*AQ/GHG Analysis*) was utilized for the following analysis.

NOTE: Subsequent to the preparation of this *AQ/GHG Analysis*, the Project has been designed in order to avoid sensitive biological habitat (discussed in Section IV, Biological Resources of this Initial Study). As a result, only 47,129 c.y. of import will now be required for the Project. This represents a reduction of approximately 48% of soil import. This will result in a similar reduction in emissions during grading operations. The City, in exercising its discretion, has made the determination that the analysis contained in the *AQ/GHG Analysis* represents a "worst-case" scenario and will, therefore, be used in the analysis below and in the remainder of this Initial Study.

The *AQ/GHG Analysis* is provided as **Appendix A** to this document (see enclosed CD).

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone (O_3), coarse particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$)). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. (An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.)

For the Project to be consistent with the 2016 Air Quality Master Plan (AQMP) adopted by the SCAQMD, the pollutants emitted from the Project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the Project must already have been included in the AQMP projection. A project may also be deemed as consistent with the AQMP if feasible mitigation measures are implemented and shown to reduce the impact level to less than significant.

The 2016 AQMP states that the most significant air quality challenge in the Basin is to reduce nitrogen oxide (NO_x) emissions sufficiently to meet the upcoming ozone standard deadlines. The Plan suggests that total Basin emissions of NO_x must be reduced to approximately 141 tons per day (tpd) in 2023 and 96 tpd in 2031 to attain the 8-hour ozone standards. This represents an additional 45% reduction in NO_x in 2023, and an additional 55% NO_x reduction beyond 2031 levels.

As demonstrated in this analysis in Section III.b, below, the Project will comply with the applicable thresholds of significance for NO_x with the proposed mitigation measures.

b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant Impact with Mitigation Incorporated

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. For evaluation purposes, the SCAQMD has divided the basin into 36 Source Receptor Areas (SRA) within the basin operating monitoring stations in most of the areas. These SRAs are designated to provide a general representation of the local meteorological, terrain, and air quality conditions within the particular geographical area.

The Project is within SRA 26, Temecula Valley. **Table III-1, *Air Quality Monitoring Summary***, summarizes 2013 through 2015 published monitoring data, which is the most recent 3-year period available. The data shows that during the past few years, the Project area has exceeded the O_3, PM_{10}, and $PM_{2.5}$ standards.

Table III-1
Air Quality Monitoring Summary

Air Pollutant Location	Averaging Time	Item	2013	2014	2015
Carbon Monoxide from Lake Elsinore Station	1 Hour	Max 1-Hour (ppm)	--	2.0	0.8
		Days > State Standard (20 ppm)	--	--	--
		Days >National Standard (35 ppm)	--	--	--
	8 Hour	Max 8 Hour (ppm)	0.6	1.4	0.6
		Days > State Standard (9 ppm)	--	--	--
		Days >National Standard (9 ppm)	--	--	--
Ozone from Temecula Station	1 Hour	Max 1-Hour (ppm)	0.093	0.119	0.100
		Days > State Standard (0.09 ppm)	0	1	1
	8 Hour	Max 8 Hour (ppm)	0.078	0.1	0.087
		Days > State Standard (0.07 ppm)	12	14	23
		Days >National Standard (0.075 ppm)[1]	3	4	6
		Days >National Standard (0.070 ppm)[2]	-	-	20
Coarse Particles (PM10) from Perris Valley Station	24 Hour	Max 24-Hour (μg/m^3)	70.0	87.0	74.0
		Days > State Standard (50 μg/m^3)	10	8	3
		Days >National Standard (150 μg/m^3)	0	0	0
	Annual	Annual Average (μg/m^3)	33.6	35.1	30.3
		Exceeded >State Standard (20 μg/m^3)	YES	YES	YES
Fine Particulates (PM2.5) from Metropolitan Riverside County 3 Station	24 Hour	Max 24-Hour (μg/m^3)	56.5	73.6	56.6
		Days >National Standard (35 μg/m^3)	9	9	17
	Annual	Annual Average (μg/m^3)	14.12	14.48	13.34
		Exceeded >State Standard (12 μg/m^3)	YES	YES	YES
		Exceeded >National Standard (15 μg/m^3)	NO	NO	NO
Nitrogen Dioxide from Lake Elsinore Station	1 Hour	Max 1-Hour (ppm)	0.0466	0.0453	0.0472
		Days > State Standard (0.18 ppm)	--	--	--
	Annual	Annual Average (ppm)	0.0084	0.0082	0.0087
		Exceeded >State Standard (0.030 ppm)	NO	NO	NO
		Exceeded >National Standard (0.053 ppm)	NO	NO	NO
Sulfur Dioxide from Metropolitan Riverside County 1 Station	1 Hour	Max 1 Hour (ppm)	0.0081	0.0056	0.0019
		Days > State Standard (0.25 ppm)	--	--	--
		Days >National Standard (0.075 ppm)	--	--	--
	Annual	Annual Average (ppm)	- -	- -	- -
		Exceeded >National Standard (0.030 ppm)	- -	- -	- -

Source: EPA and ARB websites www.epa.gov/air/data.index.html and www.arb.ca.gov/adam/welcome.html
μg/m^3 = micrograms per cubic meter
ARB = California Air Resource Board
EPA= Environmental Protection Agency
ppm = part per million
(- -) = Data not provided
[1] 2008 National Standards
[2] Current National Standards

Criteria Pollutants

Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Criteria pollutants, their typical sources, and effects are identified below:

- Carbon Monoxide (CO): Is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike Ozone (O_3), motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.

- Sulfur Dioxide (SO_2): Is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO_2 oxidizes in the atmosphere, it forms sulfates (SO_4). Collectively, these pollutants are referred to as sulfur oxides (SO_X).

- Nitrogen Oxides (Oxides of Nitrogen, or NOx): Nitrogen oxides (NOx) consist of nitric oxide (NO), nitrogen dioxide (NO_2) and nitrous oxide (N_2O) and are formed when nitrogen (N_2) combines with oxygen (O_2). Their lifespan in the atmosphere ranges from one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. Nitrogen oxides are typically created during combustion processes and are major contributors to smog formation and acid deposition. NO_2 is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO_2 is the most abundant in the atmosphere. As ambient concentrations of NO_2 are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO_2 than those indicated by regional monitors.

- Ozone (O_3): Is a highly reactive and unstable gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_X), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.

- PM_{10} (Particulate Matter less than 10 microns): A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. PM_{10} also causes visibility reduction and is a criteria air pollutant.

- $PM_{2.5}$ (Particulate Matter less than 2.5 microns): A similar air pollutant consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include sulfates formed from SO_2 release from power plants and industrial facilities and nitrates that are formed from NO_X release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. $PM_{2.5}$ is a criteria air pollutant.

- Volatile Organic Compounds (VOC): Volatile organic compounds are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form ozone to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include: carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or

carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG (see below) interchangeably.

- Reactive Organic Gases (ROG): Similar to VOC, Reactive Organic Gases (ROG) are also precursors in forming ozone. Smog is formed when ROG and nitrogen oxides react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O3, which is a criteria pollutant. The SCAQMD uses the terms ROG and VOC (see previous) interchangeably.

- Lead (Pb): Lead is a heavy metal that is highly persistent in the environment. In the past, the primary source of lead in the air was emissions from vehicles burning leaded gasoline. As a result of the removal of lead from gasoline, there have been no violations at any of the SCAQMD's regular air monitoring stations since 1982. Currently, emissions of lead are largely limited to stationary sources such as lead smelters. It should be noted that the Project is not anticipated to generate a quantifiable amount of lead emissions. Lead is a criteria air pollutant.

Air Quality Monitoring

The SCAQMD monitors levels of various criteria pollutants at 30 monitoring stations throughout the air district. In 2013, the federal and state ambient air quality standards (NAAQS and CAAQS) were exceeded on one or more days for ozone, PM_{10}, and $PM_{2.5}$ at most monitoring locations. No areas of the SoCAB exceeded federal or state standards for NO_2, SO_2, CO, sulfates or lead.

Modeling Parameters and Assumptions

Emissions were estimated using the California Emissions Estimator Model Version 2016.3.1 (CalEEMod). The analysis reflects the impacts from construction activities required to mass grade a 10.07-acre site and import 98,059 cubic yards of soil. The Project site is currently vacant, and no demolition is required. The *AQ/GHG Analysis* analyzed that construction would begin in the Year 2017 and take approximately 60 days to complete the grading. The construction schedule utilized represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as the analysis year increases. That year has since passed and 2019 is the estimated year for grading.

Off-road equipment usage is shown in **Table III-2, *Construction Equipment Assumptions***, and is based on the expected construction usage provided by the applicant. The quantity of fugitive dust estimated by CalEEMod is based on the number of equipment used during grading. Graders, dozers and scrapers would impact 3.6 acres per 8-hour day if all were used simultaneously.

Table III-2
Construction Equipment Assumptions

Phase	Equipment	Number	Hours per day	Horsepower	Load Factor	Soil Disturbance Rate (Acres/ 8hr-Day)[1]	Off-Road Equipment Daily Disturbance Footprint (Acres)	Total Daily Disturbance Footprint (Acres)
Grading	Graders	1	8	187	0.41	0.5	0.5	3.6
	Rubber Tired Dozers	1	8	247	0.40	0.5	0.1	
	Scrapers	3	8	367	0.48	1.0	3.0	

[1] Soil disturbance rate is based on the SCAQMD Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

A total of 98,059 cubic yards of material is estimated to be imported during the mass grading phase of construction (please see note in the beginning of this Section). The applicant expects the material to be sourced from a site located south of Murrieta Hot Springs Road and about ¼ mile west of Winchester Road. The site is approximately 6 miles from the Project site. To be conservative the

hauling distance was set to 10 miles. Other sites may be allowed, provided they are within a 10-mile radius and all environmental clearances have been obtained on the export site.

SCAQMD Rule 403 requires fugitive dust generating activities follow best available control measures to reduce emissions of fugitive dust.

Localized Construction Analysis Modeling Parameters

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the California Environmental Quality Act (CEQA) document should contain in its project design features or its mitigation measures the following parameters:

1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2) The maximum number of acres disturbed on the peak day.
3) Any emission control devices added onto off-road equipment.
4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO_x, PM_{10}, and $PM_{2.5}$ from the proposed Project could result in a significant impact to the local air quality. These look-up tables were utilized to determine localized significance. The construction emissions were compared to the SCAQMD's threshold tables with a disturbance area of 5 acres.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The nearest sensitive receptors in the Project vicinity would include residential units located approximately 1,500 feet (~450 meters) to the west of the Project site and include residential dwelling units. However, due to the potential for short-term exposure of sensitive population groups at the adjacent sports fields to the north of the Project site, the *AQ/GHG Analysis* assessed impacts near the property line (25 meters) as a worst-case scenario in order to demonstrate that the Project will comply with the most stringent localized thresholds.

Regional Significance Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions are established for the SoCAB:

- 75 pounds per day (lbs./day) of VOC
- 100 lbs./day of NO_x
- 550 lbs./day of CO
- 150 lbs./day of PM_{10}
- 55 lbs./day of $PM_{2.5}$
- 150 lbs./day of SO_2

Projects in the basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under SCAQMD guidelines.

Local Microscale Concentration Standards

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of a project are above or below State and federal CO standards. If ambient levels are

below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more.

The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

Thresholds for Localized Significance (LSTs)

LSTs represent the maximum emissions from a project site that is not expected to result in an exceedance of the national or state AAQS shown in **Table III-1, *Air Quality Monitoring Summary***, above. LSTs are based on the ambient concentrations of that pollutant within a project source receptor area (SRA) and the distance to the nearest sensitive receptor. For the Project, the appropriate SRA for the LST is the Temecula Valley area.

In the case of CO and NO_2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM_{10} and $PM_{2.5}$, both of which are non-attainment pollutants. For these two, the significance criteria are the pollutant concentration thresholds presented in SCAQMD Rules 403. The Rule 403 threshold of 10.4 micrograms per cubic meter applies to construction emissions (and may apply to operational emissions at aggregate handling facilities).

Construction LSTs are assessed with the SCAQMD screening thresholds. Pursuant to SCAQMD methodology, construction thresholds for a 2-acre site in the Temecula Valley (SRA 26) at 25 meters were utilized:

- 1,965 lbs./day of CO
- 371 lbs./day of NO_X
- 13 lbs./day of PM_{10}
- 8 lbs./day of $PM_{2.5}$

Construction Air Quality Emissions Impact

The Project has been evaluated to determine if it will violate an air quality standard or contribute to an existing or projected air quality violation. Additionally, the Project has been evaluated to determine if it will result in a cumulatively considerable net increase of a criteria pollutant for which the SoCAB is non-attainment under an applicable federal or state ambient air quality standard.

Regional Construction Emissions

CalEEMod was used to estimate on-site and off-site construction emissions as shown in **Table III-3, *Regional Significance – Construction Emissions (lbs./day), Unmitigated***. As shown in **Table III-3**, the construction related air emissions would exceed SCAQMD regional thresholds for NO_x without any mitigation incorporated. **Table III-4, *Regional Significance – Construction Emissions (lbs./day), Mitigated***, shows that construction emissions will be less than significant with adherence to SCAQMD Rule 403, presented as **Standard Condition SC-AQ-1**, and **Mitigation Measures MM-AQ-1** through **MM-AQ-3**, below.

Table III-3
Regional Significance – Construction Emissions (lbs./day), Unmitigated

Summer (Unmitigated)

Activity	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Grading	8.65	192.03	52.87	0.38	20.99	9.06
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**Yes**	**No**	**No**	**No**	**No**

Winter (Unmitigated)

Activity	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Grading	8.78	193.64	55.15	0.37	21.00	9.07
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**Yes**	**No**	**No**	**No**	**No**

[1] Construction activities are not expected to overlap. However, to be conservative the paving and painting phases are combined as a worst case scenario, should such activity occur.

Table III-4
Regional Significance – Construction Emissions (lbs./day), Mitigated

Summer (With Mitigation)

Activity	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Grading	5.52	96.74	33.22	0.14	8.12	4.19
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

Winter (With Mitigation)

Activity	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Grading	5.58	96.60	34.24	0.14	8.12	4.19
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Construction activities are not expected to overlap. However, to be conservative the paving and painting phases are combined as a worst case scenario, should such activity occur.

Standard Condition SC-AQ-1 (SCAQMD Rule 403 fugitive dust control requirements):

- ***Water exposed area minimum 2 times per day.***
- ***The minimum soil moisture content shall be 12% or more for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe.***
- ***Limit on-site vehicle speeds (on unpaved roads) to 15 mph by radar enforcement.***
- ***Use a gravel apron, 25 feet long by the road width, to reduce mud/dirt trackout from unpaved truck exit routes.***
- ***All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.***
- ***Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction site that are unused for at least four consecutive days).***
- ***Replace ground cover of disturbed area as quickly as possible.***

Mitigation Measure MM-AQ-1:

During construction activities, the amount of heavy off-road equipment that is operational at one time shall be limited to five (5) pieces of equipment or less.

Mitigation Measure MM-AQ-2:

Limit the amount of material that is imported to the site to 100 truck loads or less per day.

Mitigation Measure MM-AQ-3:

Utilize a site within 10 miles or less of the Project site to source the material import.

As stated above, construction emissions will be less than significant with adherence to **Standard Condition SC-AQ-1** and **Mitigation Measures MM-AQ-1** through **MM-AQ-3**.

Localized Construction Emissions

Table III-5, *Construction Localized Significance*, illustrates the construction related LSTs for the Project area. Construction emissions will be levels of less than significant to LSTs with adherence to **Standard Condition SC-AQ-1** and **Mitigation Measures MM-AQ-1** through **MM-AQ-3**, above.

Table III-5
Construction Localized Significance
Unmitigated

LST Pollutants[1]	CO (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
On-site Emissions[2]	55.15	193.64	21.00	9.07
SCAQMD Construction Threshold[3]	1,965	371	13	8
Exceeds Threshold (?)	**No**	**No**	**Yes**	**Yes**

Mitigated

LST Pollutants[1]	CO (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
On-site Emissions[2]	34.24	96.74	8.12	4.19
SCAQMD Construction Threshold[3]	1,965	371	13	8
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

[1] Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Tables C-1 through C-6 for a disturbance area of 5 acres and at a receptor distance of 25 meters.

[2] On-site emissions are based on maximum daily values during summer or winter months.

[3] Reference: Source Receptor Area 26 Thresholds.

Fugitive Dust

Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind and cut-and-fill grading operations. The proposed Project will be required to comply with SCAQMD Rules 402 and 403, presented as **Standard Condition SC-AQ-1** and **Standard Condition SC-AQ-2**, to control fugitive dust. Several dust control measures are included in **Mitigation Measures MM-AQ-1** through **MM-AQ-3**, above. **Table III-5, *Construction Localized Significance***, illustrates that the daily total construction emissions with mitigation measures would be below the daily thresholds established by the SCAQMD. Therefore, the Project's impact to fugitive dust emissions is less than significant with adherence to **Standard Condition SC-AQ-1** above and **Standard Condition SC-AQ-2** below, and **Mitigation Measures MM-AQ-1** through **MM-AQ-3**, above.

Standard Condition SC-AQ-2 (Rule 402):

Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Naturally Occurring Asbestos

According to *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos*, the proposed Project is located in Riverside County, which is not among the counties that are found to have serpentine and ultramafic rock in their soils. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. Any impacts are considered less than significant.

Construction-Related Toxic Air Contaminant Impact

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. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. All substances are evaluated for cancer risk and/or noncancer acute, 8-hour, and chronic health impacts. In addition, identify any multipathway substances that present a cancer risk or chronic noncancer hazard via noninhalation routes of exposure.

Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed Project would not result in a long-term substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, the short-term toxic air contaminant impacts would be considered less than significant.

CO Hot Spot Emissions

The SCAQMD recommends that a local CO hot spot analysis be conducted if the intersection meets one of the following criteria:

1) The intersection is at level of service (LOS) D or worse and where a project increases the volume to capacity ratio by 2 percent, or
2) A project decreases at an intersection from LOS C to LOS D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no “hot spots” anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no “hot spot” potential, any local impacts will be below thresholds. Any impacts are considered less than significant.

c) *Would the Project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Less Than Significant Impact

“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). As shown in the analysis in response to Section III.b, above, local and regional Project construction impacts are less than significant. There are no operational impacts. Therefore, implementation of the proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). No additional mitigation is required.

d) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact

According to the *AQ/GHG Analysis* (p. 1-2): "Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD, in its Localized Significance Threshold Methodology (SCAQMD 2008a, page 3-2), considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc.).

By definition, the nearest sensitive receptors are located approximately 1,500 feet (~450 meters) to the west of the site and include residential dwelling units. However, due to the potential for short-term exposure of sensitive population groups at the adjacent sports fields, the *AQ/GHG Analysis* assessed impacts near the property line (25 meters) as a worst-case scenario."

As shown in the analysis in response to Section III.b, above, local and regional Project construction impacts are less than significant. Therefore, implementation of the proposed Project will not expose sensitive receptors to substantial pollutant concentrations.

e) Would the Project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact

Heavy-duty equipment in the Project area during construction will emit odors. The Project is required to comply with **Standard Condition SC-AQ-2** during construction. **Standard Condition SC-AQ-2** requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed. Based on this information, any impacts are considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		**X**		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		**X**		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
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?		**X**		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
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?		**X**		

SUBSTANTIATION:

The *Larchmont Business Park Project (APN 909-060-044) Biological Resource Assessment, MSHCP Consistency Analysis, and Determination of Biologically Equivalent or Superior Preservation,* prepared by ESA PCR, Revised by HELIX Environmental Planning, Inc., dated October 2016, Revised January 2018 (*BRA/DBESP*); and *Western Riverside County Regional Conservation Authority JPR 17-04-05-01 Letter*, prepared by Wendy Worthy, dated February 1, 2018 (*JPR Letter*) was utilized for the following analysis. Both the *BRA/DBESP* and *JPR Letter* are provided as **Appendix B1** and **B2**, respectively, to this document (see enclosed CD).

a) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated

According to the *Larchmont Business Park Biological Resources Assessment*, prepared by ESA PCR, October 2016, as revised by HELIX Environmental Planning, Inc., dated January 2018 (*BRA/DBESP*, **Appendix B1**), the Project site supports a single drainage identified as "Drainage A." Drainage A also includes a man-made channel, commonly referred to as Larchmont Channel.

Drainage A was observed to support field indicators associated with the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional waters.

Larchmont Channel is a man-made drainage feature that did not exist prior to 2005 and was created in order to accept flows from adjacent commercial development to the northeast and east of the Project site and carry those flows along the southern property boundary into a tributary channel to Warm Springs Creek that runs along the eastern levy of Murrieta Creek for approximately 0.6-mile prior to entering Murrieta Creek.

Larchmont Channel also accepts flow from two tributary drainages north of the intersection of Larchmont Lane and Jefferson Avenue.

Due to site topography and development directly south/southeast of the Project site, including a concrete paved access drive to a cement manufacturing plant (7.93-acre Robertson's Ready-Mix cement plant; APNs 909-060-060 & 065), water flowing onto the Project site becomes impounded, creating a large ponding area in the center and one along the northeastern boundary associated with a man-made swale that results in "back-ponding" when the larger ponded area becomes inundated.

Larchmont Channel supports the CDFW sensitive plant community black willow thicket along the entirety of the channel along its eastern and southeastern reach. Portions of Drainage A within the larger ponding area support the CDFW sensitive plant community tarplant field and potential habitat for listed fairy shrimp species.

The Project site supports a mixture of native, non-native, and hydrophytic vegetation, including black willow thicket, tarplant field, western ragweed meadow, and non-native vegetation, such as annual brome grassland, foxtail barley patches, and swamp timothy sward. The northwestern and western portion of the Project site supports developed areas associated with Adams Avenue. Please see **Figure 3, *Aerial Photo***, and **Figure IV-1, *Plant Communities***.

Special-Status Plant Species

Of the 73 special-status plant species identified in available databases as occurring in the Project vicinity (see Section 4.7.5, *Special-Status Plant Species* and Appendix C of the *BRA/DBESP*), 50 are not expected to occur within the Project site due to the lack of suitable habitat or because the Project site is outside the known distribution or elevation range for the species. The remaining 23 special-status plant species were determined to have a potential to occur on-site; however, 22 of these species are not expected to occur since focused surveys were negative. No impacts to these special-status plant species would occur as a result of the proposed Project.

One special-status plant species, smooth tarplant was observed throughout the Project site. Smooth tarplant is a California Native Plant Society (CNPS) List 1B.1 species as well as a Covered Species under the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and a MSHCP Riparian/Riverine Species. An area totaling 5.50 acres (5.18 acres on-site and 0.32 acre off-site), supporting an almost monotypic cover of smooth tarplant, was mapped within the Project site (reference **Figure IV-1, *Plant Communities***, below). In addition, 0.81 acre (0.77 acre on-site and 0.04 acre off-site) of annual brome grassland/tarplant field was also mapped within the study area. The annual brome grassland/tarplant field was mostly dominated by annual non-native grasses but also included less dominate patches of smooth tarplant. Approximately 1.77 acres of the tarplant field was mapped in association with Riparian/Riverine areas.

The proposed Project will result in 3.56 acres (3.56 acres on-site) of permanent impacts and 0.16 acre (0.16 acre off-site) of temporary impacts to tarplant field and 0.79 acre (0.77 acre on-site and 0.02 acre off-site) of permanent impacts and 0.02 acre of temporary impacts off-site to annual brome grassland/tarplant field. Please reference **Figure IV-2, *Impacts to Plant Communities***, and **Table IV-1*, Proposed Impacts and Avoidance of Plant Communities.***

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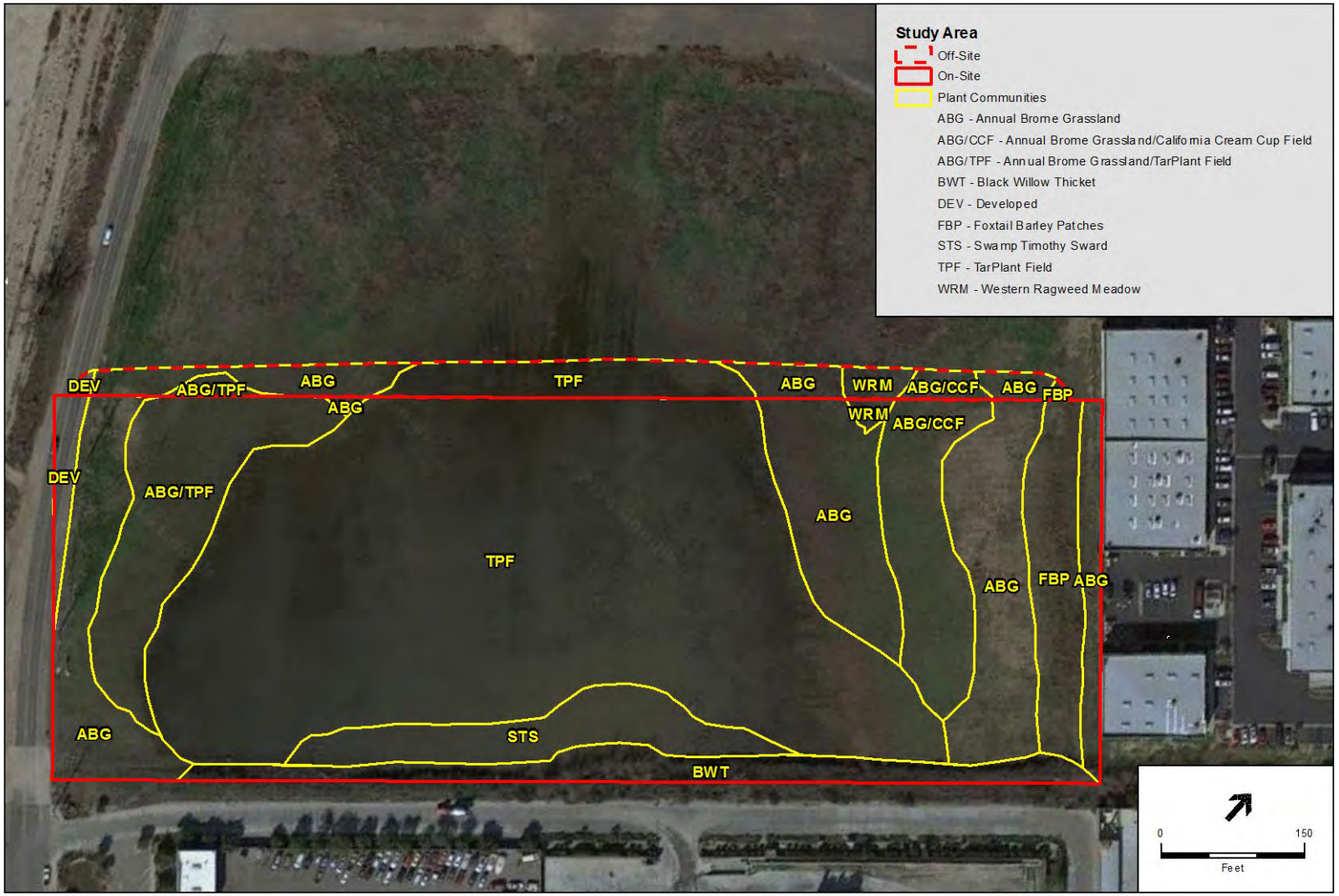
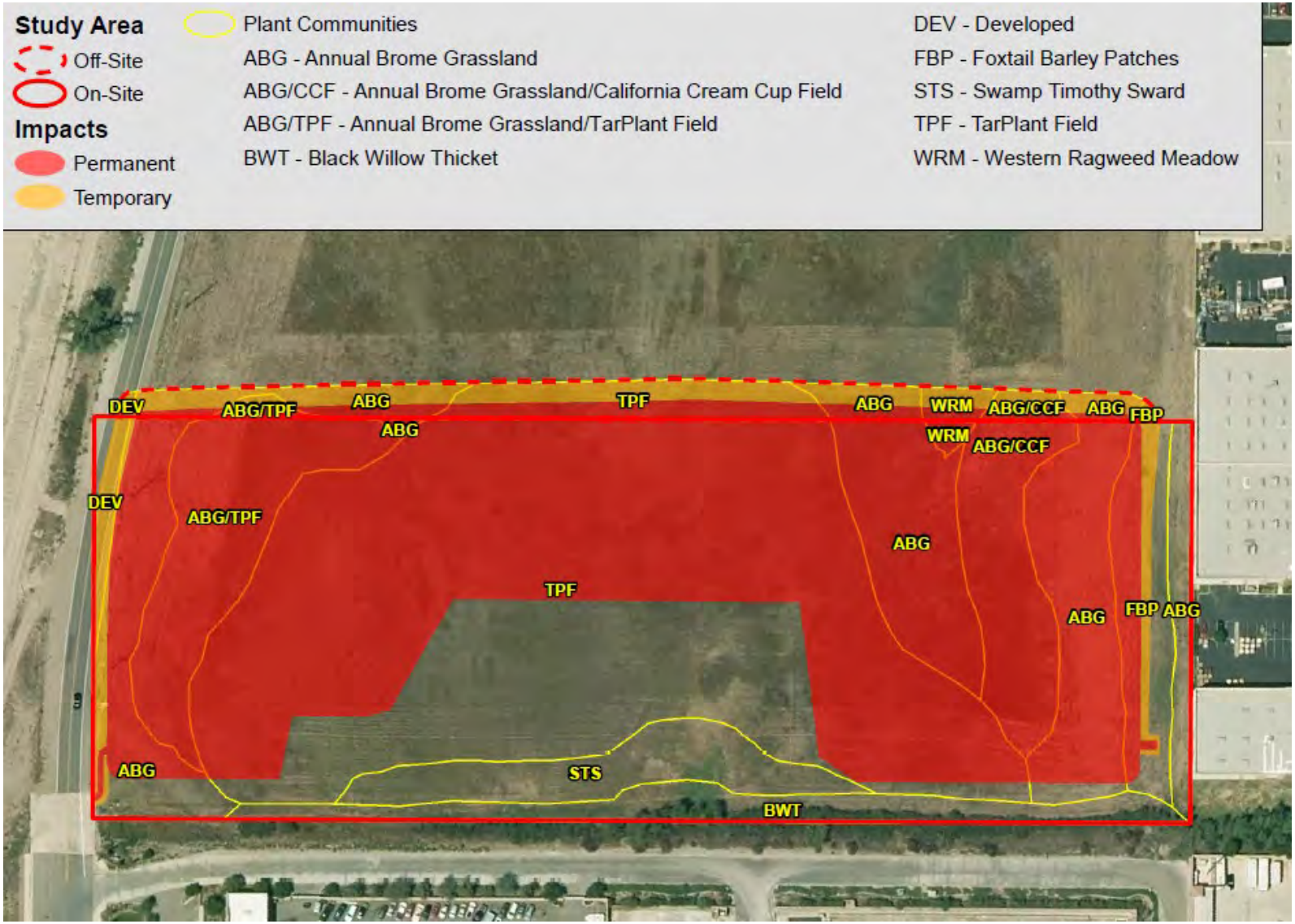
Figure IV-1
Plant Communities



Source: Project *BRA/DBESP*

Figure IV-2
Impacts to Plant Communities



Source: Project *BRA/DBESP*

Table IV-1
Proposed Impacts and Avoidance of Plant Communities

	Existing (acres)		Permanent Impacts (acres)		Temporary Impacts (acres)		Avoidance (acres)	
Sensitive Plant Community	**On-site**	**Off-site**	**On-site**	**Off-site**	**On-site**	**Off-site**	**On-site**	~~**Off-site**~~
Annual Brome Grassland	1.99	0.33	1.59	0.10	0.06~~0.17~~	0.23	0.40~~0.04~~	~~0.23~~
Annual Brome Grassland/California Cream Cup Field	0.55	0.05	0.55	0.02	0.00	0.03	0.00	~~0.03~~
Annual Brome Grassland/Tarplant Field	0.77	0.04	0.77	0.02	0.00	0.02~~1~~	0.00	~~0.02~~
Black Willow Thicket	0.51	0.00	0.00	0.00	0.00	0.00	0.51	~~0.00~~
Developed	0.10	0.01	0.00	0.00	0.08~~0.08~~	0.01	0.10	~~0.01~~
Foxtail Barley Patches	0.44	0.01	0.18	0.00	0.08~~0.18~~	0.01	0.26	~~0.01~~
Swamp Timothy Sward	0.51	0.00	0.00~~0.08~~	0.00	0.00~~0.16~~	0.00	0.51~~0.43~~	~~0.00~~
Tarplant Field	5.18	0.32	3.56~~4.04~~	0.16	0.00~~0.21~~	0.16	1.62~~0.24~~	~~0.16~~
Western Ragweed Meadow	0.02	0.05	0.02~~0.03~~	0.02	0.00	0.03	0.00	~~0.03~~
Total	**10.07~~88~~**	**0.81**	**6.67~~8.14~~**	**0.32**	**0.22~~0.80~~**	**0.49~~8~~**	**3.40~~1.58~~**	~~**0.49**~~

SOURCE: ESA PCR, 2016.

Smooth tarplant doesn't carry a federal listing as threatened or endangered. Further, the Project site isn't located within a Narrow Endemic Species Survey Area or Criteria Area Species Survey Area for the smooth tarplant. Any impacts to smooth tarplant outside of Criteria Area or Narrow Endemic Species Survey Areas are considered fully mitigated under the implementation of the MSHCP Conservation Areas. The permanent loss of habitat supporting this species wouldn't expect to threaten regional population numbers. Impacts to this specie is considered less then significant.

Impacts to the Project would result in the direct removal of numerous common plant species; a list of plant species observed within the Project site is included in Appendix A of the *BRA/DBESP*. Common plant species present within the Project site occur in large numbers throughout the region and their removal does not meet any significance thresholds. Impacts to common plant species would be considered less than significant.

Special-Status Wildlife Species

Of the 38 special-status wildlife species identified in available databases as occurring in the Project vicinity (see Section 4.7.6, *Special-Status Wildlife Species* and Appendix D of the *BRA/DBESP*), 17 are not expected to occur within the Project site due to the lack of suitable habitat or because the Project site is outside the known distribution or elevation range for the species. Since these species are not expected to be present on the Project site, no impacts would occur as a result of Project development.

Of the remaining 21 special-status wildlife species were determined to have a potential to occur on the Project site, 4 are conditionally covered by the MSHCP with additional surveys and mitigation required, including least Bell's vireo (observed off-site), burrowing owl, Riverside fairy shrimp and vernal pool fairy shrimp. Of these species, focused surveys were completed for burrowing owl and dry and wet season focused surveys were completed for listed fairy shrimp species. Details regarding these species, including least Bell's vireo are discussed in further detail below.

Of the remaining 17 potential special-status wildlife species, 12 species are covered by the MSHCP with no survey or conservation requirements for the Project site, including western spadefoot

(observed during wet season fairy shrimp surveys), orange-throated whiptail, red diamondback rattlesnake, golden eagle, white-tailed kite, northern harrier, Swainson's hawk, loggerhead shrike, northwestern San Diego pocket mouse, Stephens' kangaroo rat (covered by the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP), Los Angeles pocket mouse, and San Diego black-tailed jackrabbit. Therefore, assuming payment of the applicable fees (the MSHCP Local Development Mitigation Fee and the SKR HCP fee for the Stephens' kangaroo rat), which are mandatory, any impacts will be reduced to a less than significant level.

The remaining three (3) species, the two-striped garter snake, western mastiff bat and Dulzura pocket mouse are not covered by the MSHCP. Two-striped garter snake, western mastiff bat, Dulzura pocket mouse are listed as species of special concern by the CDFW and do not carry a federal or state listing as threatened or endangered. These species are considered to have a moderate to low potential to occur on the Project site based on the limited habitat and/or quality of the habitat. No significant impacts are anticipated to these species. The Project site also has the potential to support migratory birds and raptors.

- No significant impacts to two-striped garter snake are expected. Although this species is considered to have a low/moderate potential to occur in the study area due to the presence of the ponding area, this species isn't expected to be a permanent resident because of the nature of the ponding area. It's more likely that this species would utilize the study area for foraging only when water is present.
- No significant impacts to Dulzura pocket mouse are expected since this species is only considered to have a low potential to occur since only a few fossorial mammal burrows were observed in the study area, and as such, the study area would not be expected to support large populations of this species, if present. Additionally, the study area does not support this species' preferred habitat (grass-chaparral ecotone). The nearest California Natural Diversity Database (CNDDB) occurrence record of this species was recorded in 2005 approximately 1.1 miles to the northeast of the study area near Murrieta.
- No significant impacts to western mastiff bat since this species is only considered to have a moderate potential to occur for foraging with no suitable roosting habitat in the study area. Higher-quality foraging habitat (less disturbed and larger open areas) exists in the open areas to the west of the study area and impacts to a relatively small acreage of suitable foraging habitat (10.88 acres) would not likely impact this species to below self-sustaining populations. As such, any impacts to foraging habitat for these species, if present, would be less than significant and no mitigation measures are required. The nearest CNDDB occurrence record of this species was recorded in 1991, approximately 3.2 miles to the southeast of the study area in the City of Temecula.

The above 3 species were not considered for coverage under the MSHCP, indicating that regionally significant populations of these species do not exist within the MSHCP boundaries. As discussed above, the Project site is not capable of supporting large populations of these species and a loss of a few individuals, if present, would not expect to reduce regional population numbers. Therefore, any impacts to these species would be less than significant.

The Project would result in the disruption and removal of habitat and the loss and displacement of common wildlife species. Due to the limited amount of native habitat (5.14 acres within tarplant field and western ragweed meadow) to be permanently removed and the level of existing disturbance from human activity within the vicinity (e.g., nearby development), these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to common wildlife species do not meet any significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact.

Burrowing Owl

Although the Project site and off-site areas do not currently support burrowing owls, the Project site and off-site areas support potentially suitable burrowing owl habitat. Any impacts to burrowing owl, if present, would be considered potentially significant without implementation of mitigation. A pre-construction survey is required for compliance with the MSHCP. Specifically, in accordance with the

County of Riverside's *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (County of Riverside 2006), a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. This is a standard condition under the MSHCP. **Standard Condition SC-BIO-1**, requiring this survey, is provided below (should burrowing owls be present in the future).

Standard Condition SC-BIO-1:

Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to determine the presence of burrowing owls and avoid potential direct take of burrowing owls if present.

If burrowing owls are determined present during the 30-day preconstruction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (March 7, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. The Project proponent shall immediately inform RCA (and CDFW and USFWS, if required) if burrowing owls are observed during the pre-construction survey. Preparation of a Burrowing Owl Protection and Relocation Plan for approval by RCA (and CDFW and UWSFW, if required) would be required prior to initiating ground disturbance.

In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season, which shall be described in the agency-approved Burrowing Owl Protection and Relocation Plan. The RCA may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with RCA (and CDFW and USWFS, if required) taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species. If required by CDFW, translocation sites would also be described in the agency-approved Burrowing Owl Protection and Relocation Plan.

Least Bell's Vireo

No direct impacts to least Bell's vireo are expected as a result of Project implementation. The study area supports 0.51 acre of black willow thicket, which is associated with Drainage A. The full extent of the black willow thicket is not entirely located within the property boundary and much of the habitat occurs off-site and to the southeast of the study area. The portion of the black willow thicket within the Project site is considered low quality nesting habitat for least Bell's vireo based on the lack of suitable density, structure, immediate proximity to an active concrete facility and size of the habitat. Additionally, the upstream portion of Drainage A that occurs off-site and to the northeast of the study area supports higher quality nesting habitat, though the habitat is small, isolated, and bounded by existing development on either side.

The 0.51-acre black willow thicket located is subjected to a high-level of human disturbance associated with the adjacent cement factory operation immediately to the southeast of the Project site. There is no natural buffer between the black willow thicket and the existing development to the southeast, nor is there a natural buffer between the habitat in the upstream off-site portion of Drainage A and the existing developments to the northwest and southeast. Additionally, the black willow thicket is isolated since it does not immediately connect to suitable riparian habitat upstream beyond Jefferson Avenue or downstream beyond Adams Avenue. Based on the low-quality habitat, existing ambient noise disturbance from the adjacent developments, and fragmented nature of the habitat, the on-site black willow thicket is unlikely to support nesting least Bell's vireo.

Although nesting potential within Drainage A is considered low, any indirect impacts to this species would be considered potentially significant without mitigation. As such, a number of avoidance and minimization measures are proposed to prevent potential indirect impacts to least Bell's vireo during construction of the interim and ultimate projects in addition to any ambient noise generated post-

construction of the ultimate project. These are provided below as **Mitigation Measures MM-BIO-1**, **MM-BIO-2**, and **MM-BIO-3**. Avoidance and minimization measures to avoid indirect impacts to least Bell's vireo during on-site construction in the vicinity of Drainage A if it occurs during the breeding season (March 1 through August 31) and post-construction are provided below as Mitigation Measure **MM-BIO-4**.

Mitigation Measure MM-BIO-1:

Manufactured slopes proposed as part of the interim Project and commercial buildings proposed as part of the ultimate Project that are within 300 feet or less of suitable least Bell's vireo habitat shall be constructed above the avoided habitat, with a vertical difference ranging from approximately eight to ten feet. Since noise is known to travel less efficiently downhill as it does uphill, the manufactured slopes are intended aid in shielding any ambient noise generated from the use of future commercial buildings after implementation of the ultimate Project.

Mitigation Measure MM-BIO-2:

A physical noise barrier in the form of a cinderblock wall shall be installed as part of the ultimate Project design to limit any additional ambient noise that may arise as a result of the future commercial development pursuant to recommendations from a qualified biologist. The cinderblock wall shall be installed along Drainage A where permanent impacts are proposed within 300 feet or less of suitable least Bell's vireo habitat to separate the ultimate Project footprint from the suitable habitat. The cinderblock wall shall be no less than 6 feet tall and will be installed at the top of a 5-foot slope. The cinderblock wall shall be constructed outside of the least Bell's vireo breeding season (March 1 through August 31).

Mitigation Measure MM-BIO-3:

Future buildings proposed as part of the ultimate Project that are within 300 feet or less of suitable least Bell's vireo shall be oriented in a way that the backs of the buildings will help act as an additional noise barrier and ambient noise generated from the future commercial buildings will be directed away from the avoided least Bell's vireo habitat pursuant to recommendations from a qualified biologist.

Mitigation Measure MM-BIO-4:

The following avoidance and minimization measures shall be adopted to avoid impacts to the least Bell's vireo, if present, during construction and following completion of construction:

Prior to and During Construction

Ground-disturbing activities, including grubbing, grading, clearing, and construction of cinderblock wall, shall be scheduled outside of the least Bell's vireo breeding season (March 1 through August 31).

If ground-disturbing activities are scheduled during the least Bell's vireo breeding season, then the follow measures shall be taken:

1) ***A biological monitor shall identify a 300-foot avoidance buffer from suitable least Bell's vireo habitat if construction occurs during the breeding season. The biological monitor shall be present during any ground disturbance conducted within the breeding season to observe the birds' behavior. The construction supervisor shall be notified if the ground-disturbing activities appear to be altering the birds' normal breeding behavior. Ground disturbance shall cease until additional minimization measures have been performed. Measures may include, but are not limited to, limitation on the use of certain equipment, placement of equipment, restrictions on the simultaneous use of equipment, increasing the height of the erected sound barrier, or other noise attenuation methods as deemed appropriate by the biologist. If the birds' behavior is still altered from normal breeding behavior, ground distance shall cease until RCA (and CDFW and USFWS, if required) is contacted to discuss alternative methods.***

   If ground disturbance occurs within or adjacent to the 300-foot avoidance buffer, a qualified acoustician shall be retained to determine ambient noise levels and project-related noise

levels at the edge of suitable habitat. The need for sound monitoring shall be recommended by the biological monitor based on the presence of nesting individuals and observation of the birds' behavior. Noise levels at the edge of the suitable habitat shall not exceed an hourly average of 60 decibels (dB[A]), or a 3 dB(A) increase in noise levels if ambient noise levels exceed 60 dB(A). If project-related noise levels at the edge of the suitable habitat are above 60 dB(A) or the 3 dB(A) increase in noise occurs, additional minimization measures shall be taken to reduce project-related noise levels to an acceptable level as determined by the biological monitor. If additional measures Larchmont Business Park 100 ESA PCR Biological Resources Assessment October 2016, Revised January 2018 do not decrease project-related noise levels below the thresholds described above, ground disturbance shall cease until RCA (and CDFW and USFWS, if required) is contacted to discuss alternative methods. Written documentation shall be prepared and submitted to RCA (and CDFW and USFWS, if required) on completion of construction during the breeding season to outline any monitoring activities.

2) ***Construction limits in and around any occupied least Bell's vireo habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.***

3) ***Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the Project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures.***

4) ***All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the City of Murrieta.***

5) ***During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the occupied least Bell's vireo habitat.***

6) ***The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all Project construction occurring during the breeding season.***

Post Construction

1) ***Access to occupied habitat areas shall be restricted to conservation activities only. Signs shall be installed prohibiting public access, including dogs.***

2) ***All night lighting associated with the development shall be directed away from occupied habitat areas. The Project shall be designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting (e.g., to light up equipment for security measures) shall be shielded or directed away from the occupied habitat areas and are not to exceed City of Murrieta (City) standards. Monitoring by a qualified lighting engineer (attained by the Project applicant and subject to spot checking by local municipality staff) shall be conducted as needed to verify compliance with the City standards within identified occupied least Bell's vireo habitat following construction. If City standards are exceeded, the lighting engineer shall make operational changes and/or install a barrier to alleviate light levels during the breeding season.***

Riverside Fairy and Vernal Pool Fairy Shrimp

Fairy shrimp species were not observed during the dry or wet season focused surveys conducted within the ponding areas on the Project site. Therefore, the ponding areas do not support listed Riverside fairy shrimp or vernal pool fairy shrimp species. No impacts will occur.

b) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated

Sensitive Plant Communities

The Project site supports 3 native plant communities totaling 6.08 acres (5.71 acres on-site and 0.37 acre off-site), including black willow thicket (0.51 acre on-site), tarplant field (5.18 acres on-site and 0.32 acre off-site), and western ragweed meadow (0.02 acre on-site and 0.05 acre off-site) as summarized in **Table IV-1*, Proposed Impacts and Avoidance of Plant Communities.***

Two (2) of these communities are considered special-status habitats (high priority for inventory) by CDFW, namely black willow thicket and tarplant field. These two sensitive plant communities total 6.01 acres (5.69 acres on-site and 0.32 acre off-site) on the Project site. The remaining native community, western ragweed meadow, is not considered special-status plant community.

A total of 3.88 acres (3.56 acres onsite and 0.32 acre off-site) of tarplant field will be impacted by the Project, including 3.72 acres (3.56 acres on-site and 0.16 acre off-site) of permanent impacts and 0.16 acre (0.00 acre on-site and 0.16 acre off-site) of temporary impacts, as summarized in **Table IV-2**, ***Proposed Impacts and Avoidance of Sensitive Plant Communities***, below, and shown in **Figure IV-2, *Impacts to Plant Communities***, above.

Approximately 0.09 acre (0.08 acre permanent and 0.01 acre of temporary) of on-site impacts to the tarplant field is associated with Drainage A, a jurisdictional feature that is also considered an MSHCP Riparian/Riverine area. In addition, smooth tarplant is considered a Riparian/Riverine plant species.

Table IV-2
Proposed Impacts and Avoidance of Sensitive Plant Communities

	Existing (acres)		Permanent Impacts (acres)		Temporary Impacts (acres)		Avoidance (acres)	
Sensitive Plant Community	**On-site**	**Off-site**	**On-site**	**Off-site**	**On-site**	**Off-site**	**On-site**	~~**Off-site**~~
Black Willow Thicket	0.51	0.00	0.00	0.00	0.00	0.00	0.51	~~0.00~~
Tarplant Field	5.18	0.32	3.56~~4.94~~	0.16	0.00~~0.21~~	0.16	1.62~~0.2~~ 4	~~0.16~~
Total	**5.69**	**0.32**	**3.56~~4.94~~**	**0.16**	**0.00~~0.21~~**	**0.16**	**2.13~~0.7~~ 5**	~~**0.16**~~

SOURCE: ESA PCR, 2016.

Permanent impacts to tarplant field wouldn't be considered significant as the smooth tarplant is considered adequately conserved through the implementation of the MSHCP Conservation objectives. Further, the Project site is not located within a smooth tarplant survey area under the MSHCP. Through payment of the MSHCP Local Development Mitigation Fee and compliance with required guidelines in the MSHCP, no additional mitigation is required for impacts to tarplant field that occurs outside of the Riparian/Riverine areas.

The remaining 0.51-acre of sensitive communities (black willow thicket) would be completely avoided, as shown on **Figure IV-2, *Impacts to Plant Communities***. Therefore, no impacts to this sensitive plant community will occur.

CDFW Jurisdiction

The Project site supports a single drainage (Drainage A/Larchmont Channel) that has been identified as a jurisdictional streambed per CDFW regulations, Section 1602 of the California Fish and Game Code.

Permanent impacts are proposed to 0.298 acre within Drainage A while temporary impacts are proposed to 0.001 acre within Drainage A, as shown on **Figure IV-3a**, ***Revised Impacts to CDFW Jurisdiction and MSHCP Riparian/Riverine Areas***, and **Figure IV-3b**, ***Revised Impacts to USACE/RWQCB Jurisdiction***.

Existing and impact acreages are summarized in **Table IV-3**, ***Proposed Impacts and Avoidance of CDFW Jurisdictional Features and MSHCP Riparian/Riverine Areas***.

The permanent impacts total approximately 10 percent of the total 2.967 acres of CDF jurisdiction within the Project site.

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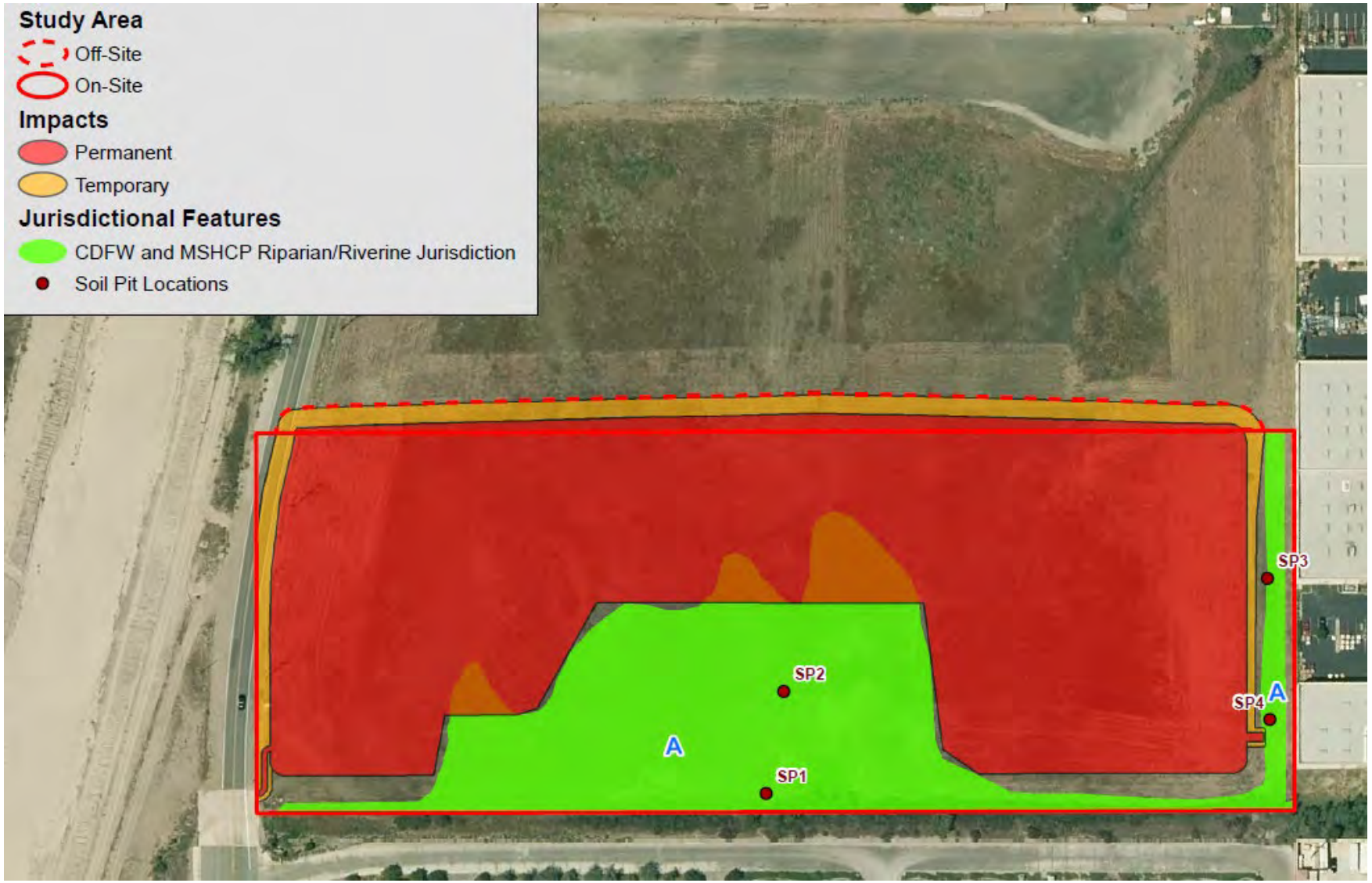
Figure IV-3a
Revised Impacts to CDFW Jurisdiction and MSHCP Riparian/Riverine Areas



Source: Project *BRA/DBESP*

Figure IV-3b
Revised Impacts to USACE/RWQCB Jurisdiction

Source: Project *BRA/DBESP*

Table IV-3
Proposed Impacts and Avoidance of CDFW Jurisdictional Features and MSHCP Riparian/Riverine Areas

Drainage	Existing (acres)	Permanent Impacts (acres)	Temporary Impacts (acres)	Avoidance (acres)
A	2.9671.103	0.2980.098	0.0010.089	2.6691.005
Total	**2.9671.103**	**0.2980.098**	**0.0010.089**	**2.6691.005**
[a] MSHCP Riparian/Riverine Areas are equivalent to CDFW jurisdiction.				

Source: ESA PCR, 2016

Impacts to CDFW jurisdictional features would be required to comply with Section 1602 of the California Fish and Game Code, including applying for a permit and compensatory mitigation. **Mitigation Measure MM-BIO-5a**, set forth below, shall be implemented in order to comply with the compensatory mitigation requirement of this regulation, subject to approval by CDFW. Compliance with Section 1602 of the California Fish and Game Code would reduce impacts to a less than significant level.

Mitigation Measure MM-BIO-5a:

Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain a Section 1602 Streambed Alteration Agreement from CDFW. Off-site mitigation for permanent impacts to CDFW jurisdictional streambeds is proposed at a 4:1 ratio through the purchase of a minimum 1.192 acres of off-site streambed mitigation credits. Compensatory mitigation will include the purchase of riparian or wetland preservation credits through the Skunk Hollow Mitigation Bank located within the Santa Margarita Watershed. The Skunk Hollow Mitigation Bank is located within the MSHCP Plan Area and approved by CDFW. Purchase of mitigation credits through the Skunk Hollow Mitigation Bank shall occur prior to any impacts to jurisdictional drainages.

The avoided CDFW jurisdictional streambed totaling 2.669 acres shall be protected through an appropriate legal preservation mechanism, such as a deed restriction or conservation easement. The preservation mechanism shall not inhibit the City of Murrieta's ability to implement future hydraulic improvements to Larchmont Channel. The legal preservation mechanism shall be reviewed by CDFW prior to being finalized.

Mitigation Measure MM-BIO-5b, set forth below, shall be implemented to mitigate impacts to riparian/riverine areas, subject to approval by CDFW.

Mitigation Measure MM-BIO-5b:

Off-site mitigation for permanent impacts to MSHCP Riparian/Riverine Areas is proposed at a 4:1 ratio through the purchase of a minimum 1.192 acres of off-site streambed mitigation credits. Compensatory mitigation will include the purchase of riparian or wetland preservation credits through the Skunk Hollow Mitigation Bank located within the Santa Margarita Watershed. The Skunk Hollow Mitigation Bank is located within the MSHCP Plan Area and approved by CDFW. Purchase of mitigation credits through Skunk Hollow Mitigation Bank shall occur prior to any impacts to jurisdictional drainages.

The avoided MSHCP Riparian/Riverine Areas totaling 2.669 acres shall be protected through an appropriate legal preservation mechanism, such as a deed restriction or conservation easement. The preservation mechanism shall not inhibit the City of Murrieta's ability to implement future hydraulic improvements to Larchmont Channel. The legal preservation mechanism shall be reviewed by CDFW prior to being finalized.

The goal of the compensatory mitigation shall be to rehabilitate/reestablish and preserve streambed habitat with equal or greater function and value than the impacted habitat. The purchase of

mitigation through the Riverside-Corona Resource Conservation District In-Lieu Fee Program would contribute to the rehabilitation/reestablishment of riparian habitat and purchase of mitigation through the Skunk Hollow Mitigation Bank would contribute to the preservation of riparian or wetland habitat within the MSHCP Plan Area to compensate for impacts to a disturbed, unnatural drainage with little function and value. Therefore, the compensatory mitigation would rehabilitate/reestablish and preserve habitat with greater function and value than the impacted habitat providing equivalent or superior preservation under the MSHCP.

c) *Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Less than Significant with Mitigation Incorporated

The Project site does not support wetlands but does support 0.184 acre (1,406 linear feet [LF]) of USACE/RWQCB non-wetland jurisdiction regulated under Sections 404/401 of the Clean Water Act (CWA). As shown on **Figure IV-3a, *Revised Avoidance of USACE/RWQCB Jurisdiction*** and summarized in **Table IV-4, *Proposed Avoidance of USACE/RWQCB Jurisdictional Features***, no permanent or temporary impacts are proposed to Drainage A. Therefore, permitting and mitigation is not required pursuant to Sections 404 and 401 of the CWA.

Table IV-4
Proposed Avoidance of USACE/RWQCB Jurisdictional Features

	Existing[a]		Permanent Impacts		Temporary Impacts		Avoidance	
Drainage	Length (ft)	Area (Acres)	Length (ft)	Area (Acres)	Length (ft)	Area (Acres)	Length (ft)	Area (Acres)
A	1,406	0.814	087	0.0000.098	087	0.0000.066	1,4061,263	0.8140.066
Total	**1,406**	**0.814**	**087**	**0.0000.098**	**087**	**0.0000.066**	**1,4061,263**	**0.8140.066**

[a] USACE/RWQCB and CDFW jurisdictional acreages overlap and are not additive (e.g., USACE/RWQCB acreages are included in the total CDFW jurisdictional acreages summarized in Table 87).

SOURCE: ESA PCR, 2016.

d) *Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant with Mitigation Incorporated

Wildlife Movement

According to Section 4.5.2, *Wildlife Movement Within the Study Area*, of the *BRA/DBESP*, the Project site supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and at least marginal movement habitat for reptile, bird, and mammal species), but it likely provides little to no function to facilitate wildlife movement for wildlife species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor. Movement on a local scale likely occurs with species adapted to urban environments due to the development and disturbances in the vicinity of the Project site. Although implementation of the Project would result in disturbances to local wildlife movement within the Project site, those species

adapted to developed areas would be expected to persist on-site following construction. As such, impacts would be less than significant.

Since the Project site does not function as a regional wildlife corridor and is not known to support wildlife nursery area(s), no impacts would occur.

Lastly, the Project avoids permanent impacts to the entirety of the riparian habitat within Drainage A. No impacts will occur.

Migratory Species - Migratory Birds and Raptors

According to Section 4.7.6, *Special-Status Wildlife Species*, of the *BRA/DBESP*, the Project site supports potential nesting, including shrubs and trees, and potential foraging habitat for migratory birds. Although limited, there is some suitable foraging habitat for raptors. Due to the limited acreage of the Project site, and its proximity to an existing development, the foraging habitat is considered to be moderate quality. Higher quality foraging habitat is considered to occur in less developed areas with larger expanses of open space, such as the areas to the west of the Project site. The loss of a relatively small acreage of habitat adjacent to existing development would not be expected to significantly impact the foraging of these species as the open areas to the west of the Project site provide higher quality foraging habitat for displaced individuals. Therefore, impacts to foraging habitat would be considered less than significant.

The Project site has the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and trees on-site. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the MBTA would reduce impacts to a less than significant level, as detailed in **Mitigation Measure MM-BIO-6**, below.

Mitigation Measure MM-BIO-6:

Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the Project applicant shall demonstrate to the satisfaction of the City of Murrieta that either of the following has been or will be accomplished.

1) ***Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.***
2) ***Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before the commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified, and/or other recommendations proposed as determined appropriate by the biological monitor to ensure no adverse effects to nesting birds.***

e) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impacts

The Project does not conflict with any local policies or ordinances protecting biological resources, such as tree preservations or ordinances, as there are no trees present on the Project site. No impacts will occur.

f) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less than Significant with Mitigation Incorporated

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation plan for the Project. Consistent with the MSHCP requirements, a General Biological Assessment, including focused surveys (see discussions above) was performed. Consistent with the MSHCP, impacts were analyzed in a Determination of Biological Equivalent or Superior Preservation (DBESP) was also provided. Since the Project is located in Criteria Cell 6528 (see below), and based on Project impacts to biological resources, the Project was subject to Joint Project Review (JPR) with the Riverside Conservation Agency, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife. The JPR process determined that the Project is consistent with the MSCHP. The analysis below provides a summary of the conclusions reached.

The Project site is within the MSHCP and requires payment of the Local Development Mitigation Fee and compliance with requirements of the MSHCP including the Burrowing Owl Survey Area guidelines (Section 6.3.2 of the MSHCP) and the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2 of the MSHCP).

Additionally, the Project site is located within Subunit 1, Murrieta Creek and Criteria Cell 6528 (Riverside County Transportation and Land Management Agency (TLMA) 2016), which would, therefore, require the Project to go through the Habitat Assessment & Negotiation Strategy (HANS) process in order to determine if the Project site will be included into the MSHCP Conservation Areas or if it'll be subjected to other MSHCP Criteria. Part of the HANS process requires analysis of edge effects that may adversely affect biological resources within adjacent MSHCP Conservation Areas. As such, the Project will be subject to certain requirements outlined in the Guidelines Pertaining to the Urban/Wildlands Interface (Section 6.1.3 of the MSHCP) including those for the treatment and management of edge factors including night lighting, noise, barriers for public access and predators, and grading/land development limits.

The Project site is not within the survey overlays for Criteria Area Species, Narrow Endemic Plant Species, Amphibian Species, or Mammal Species (Section 6.3.2 of the MSHCP).

Potential impacts to and Project compliance with the MSHCP pertaining to Burrowing Owl, Riparian/Riverine areas, Riparian/Riverine species (least Bell's vireo), and Urban/Wildlands Interface requirements are summarized below. **Standard Condition SC-BIO-2**, below, is proposed to ensure the project's compliance with the MSHCP, which would reduce impacts to a less than significant level.

> ***Standard Condition SC-BIO-2:***
>
> ***Prior to the issuance of any grading permit, the Project proponent shall comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee, compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas, implementation of drainage, toxics and non-native species guidelines pertaining to the Urban/Wildlands Interface in Section 6.1.4 of the MSHCP, and compliance with Section 6.3.2 of the MSHCP pertaining to Burrowing Owl Survey Area requirements.***

Burrowing Owl

The Project site is within the Burrowing Owl Survey Area of the MSHCP. Focused burrowing owl surveys were conducted within portions of the Project site that support potentially suitable habitat for this species. No burrowing owls were observed. However, due to the presence of potentially suitable habitat, a 30-day pre-construction survey for burrowing owl is required pursuant to the MSHCP. If burrowing owls are found within the Project site during the 30-day pre-construction survey impacts to this species would be potentially significant without implementation of mitigation measures. The Project shall comply with **Standard Condition SC-BIO-1** and **Mitigation Measure MM-BIO-2**. Any impacts will be reduced to a less than significant level.

Riparian/Riverine

a) Riparian/Riverine Areas

As shown in **Figure IV-3a, *Revised Impacts to CDFW Jurisdiction and MSHCP Riparian/Riverine Areas***, and **Table IV-3, *Proposed Impacts and Avoidance of CDFW Jurisdictional Features and MSHCP Riverine Areas***, above, Drainage A/Larchmont Channel, meets the definition of Riparian/Riverine Areas pursuant to the MSHCP. In total, the Project site supports 2.967 acres of Riparian/Riverine Areas, of which 0.298 acre will be permanently impacted by the proposed Project. The temporary impacts to Riparian/Riverine Areas are associated with the construction buffer, which total 0.001 acre. As such, the Project will be permanently avoiding 90% (2.669 acres) of the Riparian/Riverine Areas on the Project site including 100% of the black willow thicket within Drainage A. The 2.669-acre avoided Riparian/Riverine Area will be protected through an appropriate legal preservation mechanism, such as deed restriction or conservation easement, per MSHCP guidelines provided that said mechanism will not inhibit the City of Murrieta's ability to implement hydraulic improvements to the channel in the future. However, any City improvements would be subject to independent MSHCP review and would not be a part of the proposed Project. Nonetheless, any impacts to MSHCP Riparian/Riverine Areas would be considered significant without implementation of mitigation measures. **Mitigation Measures MM-BIO-5a** and **MM-BIO-5b** would reduce this impact to a less than significant level and ensure consistency with the MSHCP.

Permanent indirect effects may occur that are related to water quality and stormwater management, including trash/debris, toxic materials, and dust. Any permanent indirect impacts to Riparian/Riverine Areas would be considered potentially significant; however, they will be reduced to a less than significant level with the implementation of the BMPs contained in **Standard Condition SC-HYD-1** (Project SWPPP). Furthermore, **Standard Condition SC-BIO-2** will reduce this impact to a less than significant level and ensure consistency with the MSHCP.

b) Riparian/Riverine Plant Species

Approximately 1.77 acres of tarplant field supporting smooth tarplant occurs within Riparian/Riverine Areas within the Project site. Of the 1.77 acres, approximately 0.30 acre of tarplant field will be permanently impacted by the proposed Project. Smooth tarplant is considered a Riparian/Riverine plant species. Under the MSHCP, protection of Riparian/Riverine areas is important for the conservation of this species as well as several other MSHCP Covered species. Therefore, any impacts to Riparian/Riverine areas supporting this species would be considered potentially significant and would be subject to MSHCP requirements, including a Determination of Biologically Equivalent or Superior Preservation (DBESP). However, it should be noted that based on an initial consultation between the County of Riverside Regional Conservation Authority (RCA) and the Project proponent, it was determined that the presence of this species on-site is not expected to have long-term conservation value and no additional mitigation obligations specific to these species is expected. In addition, the Project site isn't located within a Criteria Area Species Survey Area for this species; therefore, this species would not be subject to additional mitigation over and above the mitigation proposed for Drainage A.

c) Riparian/Riverine Wildlife Species

Least Bell's vireo was observed just off-site within the black willow thicket that's associated with Drainage A. While the least Bell's vireo or its habitat (on-site and off-site) will not be directly impacted by the proposed Project, there's a potential for indirect noise impacts if construction occurs during the breeding season and post-construction from human influences (March 1 through August 31). Any impacts to this species would be considered potentially significant without implementation of mitigation measures. **Mitigation Measures MM-BIO-2** through **MM-BIO-4** shall be implemented to avoid indirect impacts to least Bell's vireo during on-site construction in the vicinity of Drainage A, if it occurs during the breeding season. **Mitigation Measure MM-BIO-1**, above, shall be implemented in order avoid indirect impacts to least Bell's vireo during on-site construction in the vicinity of Drainage A (if it occurs during the breeding season).

Although the ponding areas on the Project site do support low quality habitat for Riverside fairy shrimp and vernal pool fairy shrimp, no fairy shrimp were detected during the dry and wet season focused surveys. Therefore, the Project site does not support any fairy shrimp species.

Urban/Wildlands Interface

According to Section 4.7.7.6, Urban/Wildlands Interface of the *BRA/DBESP*, there's potential for indirect effects associated with night lighting, noise, and grading/land development, and barriers as a result of the proposed Project's location within a Criteria Cell. No structural development is expected to occur. The Project will be required to comply with **Standard Condition SC-HYD-1** and **Standard Condition SC-HYD-2**, as well as provide appropriate mitigation measures during the permitting process with the regulatory agencies, potential indirect effects will be reduced to the maximum extent possible. Measures pertaining to drainage, invasives, toxics, trash/debris, lighting, noise, invasive species, barriers, and grading/land development outlined in Section 6.1.4 of the MSHCP and Section 4.7.7.6 above are recommended to ensure the Project does not indirectly impact any MSHCP Conservation Areas. Compliance with measures will minimize the project's potential indirect effect on the MSHCP Conservation Areas. **Mitigation Measures MM-BIO-1** through **MM-BIO-4**, will be implemented to avoid potential indirect impacts during construction.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?		**X**		
c) Directly or indirectly destroy a unique paleon-tological resource or site or unique geologic feature?				**X**
d) Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

SUBSTANTIATION:

The *A Phase I Cultural Resources Assessment of APN 909-060-044 EA 2016-1264* prepared by Jean A. Keller, Ph.D. dated January 2017 (*CRA*); *Assembly Bill 52 (AB 52) Formal Notifications*, prepared by City of Murrieta, May 19, 2017; *Agua Caliente Tribe Response to AB 52 Formal Notification*, June 1, 2017; and *Rincon Tribe Response to AB 52 Formal Notification*, May 26, 2017 were utilized for portions of the following analysis and are so referenced therein. The *CRA*, AB 52 Formal Notifications, and Response Letters are provided as **Appendix C1, C2**, **C3**, and **C4** respectively, to this document (see enclosed CD).

a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

No Impact

The State CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)).

A resource may be listed in the California Register if it meets any of the following criteria:

(1) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
(2) It is associated with the lives of persons important in our past;
(3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or,
(4) It has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

According to p. 29 of the *CRA*, no cultural resources of historical origin were observed within the boundaries of the Project site as a result of a records search at the Eastern Information Center

(reference Appendix A of the CRA) (see discussion in V., b, below), or during the field survey. Therefore, none of the four criterion listed above will apply to the Project. No impacts will occur. No mitigation is required.

b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?*

Less Than Significant Impact with Mitigation Incorporated

Results of the records search at the Eastern Information Center (reference Appendix A of the CRA) indicated that the Project site has not been included in any previous cultural resources studies.

The Project site is located within a very well-studied area, with 42 cultural resources assessments having been conducted within a one-mile radius, although many of these studies were either linear alignments or very small parcels. During the course of field surveys for these studies, 13 properties with identified cultural resources properties have been recorded, all but six of which are historic structures comprising Old Town Murrieta. Four of the cultural properties (33-008757, 33-011036, 33-011084, 33-011085,) are located within one-quarter mile of APN 909-060-044/EA 2016-1264; four are within a one-quarter to one-half mile radius (33-001004, 33-007446, 33-013396, 33-016007); one is within one-half to three-quarters of a mile from the Project site; and the remaining sites (33-005786, 33-007431, 33-014907, 33-024903) are within a three-quarters to one-mile radius of the Project site.

An attempt was made to conduct a comprehensive on-foot field survey of the Project site on December 17, 2016. Unfortunately, heavy rains the previous two weeks had resulted in much of the Project site being under water, so the field survey could not be conducted.

A subsequent attempt to conduct the field survey on January 31, 2017 found the Project site to still be partially flooded and in addition, most of the Project site was covered by extremely dense ground cover, thus precluding any ground surface visibility. Due to a pending biological studies, the Project site could not be cleared of vegetation to permit clear surface visibility for the cultural assessment.

A third attempt to conduct a field survey was successful on March 10, 2017. Although the entirety of the property was accessible for survey, surface visibility was limited by dense ground cover and ponding. The resultant surface visibility ranged from 95% in some areas that had previously been under water, but had dried and were free of vegetation, to 50% on higher perimeter ground with moderately dense vegetation and areas that could clearly be seen through standing pools of water, to 0% in areas covered by dense vegetation. Considering all areas within the property boundaries and the spacing of transects, the average ground surface visibility was approximately 35%. No cultural resources of prehistoric (i.e. Native American) origin were observed within the boundaries of the Project site during the field survey.

However, due to limited surface ground visibility during the field survey and archaeological sensitivity of the area in which the Project site is located, potentially significant impacts can occur to these resources as a result of implementation of the Project. **Mitigation Measures MM-CUL-1** through **MM-CUL-5** will be implemented to ensure that no archaeological, or Native American resources of value will experience significant adverse impact.

Mitigation Measure MM-CUL-1:

In the event cultural resources are discovered: 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 cultural 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. A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center and the appropriate tribe within 60 days of completion of monitoring.

Mitigation Measure MM-CUL-2:

Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project permittee/owner shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

The Project Archaeologist, in consultation with interested 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:

1. ***Project grading and development scheduling;***
2. ***The development of a rotating or simultaneous schedule in coordination with the permittee/owner and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists; and***
3. ***The protocols and stipulations that the permittee/owner (Developer), 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 MM-CUL-3:

Native American Monitoring: Professional 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 Developer/Applicant and a Native American Monitor shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of cultural resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known 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; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on-site.

Mitigation Measure MM-CUL-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, if feasible. Preservation-In-Place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource.***
2. ***On-site reburial of the discovered items as detailed in the Monitoring Plan required pursuant to Mitigation Measure CUL-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.***
3. ***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 mitigation for 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 Part 79 and therefore would be professionally 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; and,***
    b. ***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 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 mitigation measure 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 interested tribes.

Mitigation Measure MM-CUL-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 within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the agreement described in CUL-3.

After incorporation of **Mitigation Measures MM-CUL-1** through **MM-CUL-5** any impacts will remain less than significant.

c) *Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact

The Project *BRA/DBESP* indicates, that a review of the "Soil Survey of Western Riverside Area, California" revealed that three soil types have been mapped on the Project site:

- Grangeville fine sandy loam, drained, 0 to 2 percent slopes;
- Greenfield sandy loam, 0 to 2 percent slopes; and
- Riverwash.

According to Cultural Resources, Section 5.9 of the GP EIR, three major fossiliferous Pleistocene age sedimentary rock units are exposed along the Elsinore fault zone within the City and the Sphere of Influence. These units are as follows:

- ***Unnamed Sandstone (middle Pleistocene, may span 200,000 years between 850,000 and 650,000 years before present).*** Paleontologic localities in the Unnamed Sandstone portions of the City and the Sphere of Influence contain diverse Ice Age fauna. The Unnamed Sandstone localities within the City and the Sphere of Influence are among the most important late Irvington Land Mammal Age (middle Pleistocene) sites in California and have produced at least 45 vertebrate taxa and additional invertebrate taxa. This formation has a high potential for containing significant, nonrenewable paleontologic resources.

- ***Pauba Sandstone (early to late Pleistocene, less than 700,000 years before present).*** This formation provides an important record of early Rancholabrean taxa, which is rarely represented in California and has yielded at least 24 taxa of fossil vertebrates including fossil Pleistocene horse. This formation is considered to have a high potential for containing significant, nonrenewable paleontologic resources.

- ***Quaternary Old Alluvium (late Pleistocene, 10,000 years before present).*** To the northeast of the City and the Sphere of Influence near Lake Skinner, fossil horse has been discovered, and therefore, this formation is considered conducive to fossil preservation; however, no resources have been recorded within the City and the Sphere of Influence within this formation.

None of these major fossiliferous Pleistocene age sedimentary rock units are located on the proposed Project site; therefore, the probability that paleontological resources will located at the proposed Project site are considered very low. No impacts will occur.

d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact

Based on historic disturbance of the Project site, the potential for encountering human remains is very low. If human remains are accidentally exposed during site grading, **Standard Condition SC-CUL-1**, as outlined below, shall apply.

Standard Condition SC-CUL-1:

Section 7050.5 of the California Health and Safety Code requires a contractor to immediately stop work in the vicinity of the discovery and notify the County Coroner. The Coroner must then determine whether the remains are human and if such remains are human, the Coroner must determine whether the remains are or appear to be of a Native American. If deemed potential Native American remains, the Coroner contacts the Native American Heritage Commission to identify the most likely affect tribe and to initiate property recovery of such remains.

Since this process is mandatory, no additional mitigation is required to ensure that the impacts to human remains will be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS: Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?				**X**
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**

SUBSTANTIATION:

The *Geotechnical Feasibility Investigation – 10 Acre Parcel – Northeast Side of Adams Avenue, about 1,000 Feet Southeast of Fig Street, Murrieta, CA* prepared by Coleman Geotechnical, dated May 31, 2007 (*Geo Investigation*) was utilized for portions of the following analysis, and is so referenced therein. The *Geo Investigation* is provided as **Appendix D1** to this document (see enclosed CD).

An update letter entitled *Proposed Mass Grading, Assessor's Parcel Number 909-060-044, 10-Acre Parcel, Northeast Side of Adams Avenue, Southeast of Fig Street, City of Murrieta, Riverside County, California*, was prepared by Earth Strata Geotechnical Services, Inc. dated December 12, 2016 (*Geo Update Letter*).

The *Geo Update Letter* states:

> "Earth Strata Geotechnical Services has reviewed the referenced report by Coleman Geotechnical for the approximately 10-acre parcel located on the northeast side of Adams Avenue, approximately 1,000 Feet southeast of Fig Street, Assessor's Parcel Number 909-

060-044, in the City of Murrieta, Riverside County, California. The site conditions described in the referenced report accurately reflect existing site conditions observed by Earth Strata."

The *Geo Update Letter* is provided as **Appendix D2** to this document (see enclosed CD).

a) Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Less Than Significant Impact

According to the Geo Investigation (p. 3), the Project site is not located within any State of California Earthquake Hazard Zones, or astride a known, active, or potentially active fault. The Geo *Investigation* indicates that the Project site does border a State of California Earthquake Hazard Zone, which may contain one or several branches of the Elsinore-Temecula Fault. Based on a review of the Figure on p. 4 of the *Geo Investigation*, this fault and fault zone is located in the approximate location of Jefferson Avenue, approximately 700' northeast of the Project site.

According to the GP EIR (Figure 5.8-3, Alquist-Priolo Earthquake Fault Zone Map), the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, the Project site is not located within a State of California Earthquake Special Study Zone. GP EIR (Figure 5.8-4), Riverside County Hazard Map), shows the Project site is not located within a Riverside County Earthquake Fault Zone.

Because the import and grading operations will be of limited duration, and will cease upon completion, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. No structures are proposed. Any impacts are considered less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact

According to the Geo Investigation (p. 3), since the Project site is located near an active fault, it will be subject to strong ground shaking by a nearby or distant strong earthquake. Based on a review of the Figure on p. 4 of the *Geo Investigation*, this fault and fault zone is located in the approximate location of Jefferson Avenue, approximately 700' northeast of the Project site.

Standard Condition SC-GEO-1 requires that the Project will comply with the requirements of the California Building Code (CBC), as it pertains to grading in order to stabilize the site. CBC is applicable to all development; therefore, adherence to the CBC is not considered unique mitigation for CEQA implementation purposes. Compliance with CBC requirements will ensure that any potential impacts related to strong seismic ground shaking, are considered less than significant.

Standard Condition SC-GEO-1:

All Project design shall be subject to the seismic design criteria of the most recent edition of the California Building Code (CBC), contained in Title 15 (Buildings and Construction) of the City of Murrieta Municipal Code.

The Project will also be required to comply with the design and construction recommendations contained in the *Geo Investigation* (pertaining to geotechnical effects) for the following:

- Foundations;
- Retaining walls;

- Concrete slabs;
- Expansive soils;
- Soil chemistry;
- Pavement design;
- Stability;
- Site Design; and
- Grading.

Standard Condition SC-GEO-2 requires that the Project will comply with the requirements of the *Geo Investigation*. The recommendations contained in the *Geo Investigation* are not considered unique mitigation for CEQA implementation purposes. Compliance with *Geo Investigation* recommendations will ensure that any potential impacts related to strong seismic ground shaking, are considered less than significant.

> ***Standard Condition SC-GEO-2:***
>
> ***All Project design shall be subject to the seismic design criteria contained in the Project-specific Geo Investigation.***

Because this activity will be of limited duration, and will cease upon completion, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, due to strong seismic ground shaking. No structures are proposed. Any impacts are considered less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact

The soils on the Project site are susceptible to liquefaction. According to the *Geo Investigation* (p. 4), "The resulting ground deformation is anticipated to include some settlement, but not lateral spreading or other horizontal deformation."

The Project will be required to comply with the requirements of **Standard Condition SC-GEO-1**, as it pertains to grading in order to stabilize the site. CBC is applicable to all development; therefore, adherence to the CBC is not considered unique mitigation for CEQA implementation purposes. Compliance with CBC requirements will ensure that any potential impacts related to strong seismic ground shaking, are considered less than significant.

Standard Condition SC-GEO-2 requires that the Project will comply with the requirements of the *Geo Investigation* (see discussion in VI.a.ii, above). The recommendations contained in the *Geo Investigation* are not considered unique mitigation for CEQA implementation purposes. Compliance with *Geo Investigation* recommendations will ensure that any potential impacts related to strong seismic ground shaking, are considered less than significant.

Because the import and grading operations will be of limited duration, and will cease upon completion, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, due to seismic-related ground failure, including liquefaction. No structures are proposed. Any impacts are considered less than significant.

iv) Landslides?

No Impact

According to the *Geo Investigation* (p. 4): "The potential for landsliding is considered to be negligible, based on the height of slopes along the northeast and southeast sides of the site." Therefore, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, due to landslides. No structures are proposed. No impacts will occur.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact

The Project will consist of mass grading which will require importing approximately 98,059 cubic yards of soil, which has the potential for soil erosion. The topsoil will be incorporated in to the import material. The Project will be required to comply with **Standard Condition SC-GEO-1**, as it pertains to grading in order to stabilize the site. CBC is applicable to all development; therefore, adherence to the CBC is not considered unique mitigation for CEQA implementation purposes. Compliance with CBC requirements will ensure that any the potential impacts related to soil erosion, are considered less than significant.

c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact

The soils on the Project site are susceptible to liquefaction. According to the *Geo Investigation* (p. 4), "The resulting ground deformation is anticipated to include some settlement, but not lateral spreading or other horizontal deformation."

The Project will be required to comply with **Standard Condition SC-GEO-1**, as it pertains to grading in order to stabilize the site. CBC is applicable to all development; therefore, adherence to the CBC is not considered unique mitigation for CEQA implementation purposes. Compliance with CBC requirements will ensure that any potential impacts from the Project being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse, are considered less than significant.

Standard Condition SC-GEO-2 requires that the Project will comply with the requirements of the *Geo Investigation* (see discussion in VI.a.ii, above). The recommendations contained in the *Geo Investigation* are not considered unique mitigation for CEQA implementation purposes. Compliance with *Geo Investigation* recommendations will ensure that any potential impacts related the Project being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse, are considered less than significant.

Because the import and grading operations will be of limited duration, and will cease upon completion, the Project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction or collapse. No structures are proposed. Any impacts are considered less than significant.

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

Less Than Significant Impact

According to the *Geo Investigation* (p. 5), "The soils at the site possess very low expansion potential."

The Project will be required to comply with the requirements of **Standard Condition SC-GEO-1**, as it pertains to grading in order to stabilize the site. CBC is applicable to all development; therefore, adherence to the CBC is not considered unique mitigation for CEQA implementation purposes. Compliance with CBC requirements will ensure that any potential impacts from the Project being located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property, are considered less than significant.

Standard Condition SC-GEO-2 requires that the Project will comply with the requirements of the *Geo Investigation* (see discussion in VI.a.ii, above). The recommendations contained in the *Geo Investigation* are not considered unique mitigation for CEQA implementation purposes. Compliance with *Geo Investigation* recommendations will ensure that any potential impacts related the Project being located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property, are considered less than significant.

Because the import and grading operations will be of limited duration, and will cease upon completion, the Project will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. No structures are proposed. Any impacts are considered less than significant.

e) *Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. Therefore, the discussion of whether the Project will 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 is not applicable. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS: Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				**X**

SUBSTANTIATION:

The *APN 909-060-044-8 Mass Grading Air Quality and Greenhouse Gas Analysis, City of Murrieta, California,* prepared by RK Engineering Group, Inc., dated February 10, 2017, (*AQ/GHG Analysis*) was utilized for the following analysis.

NOTE: Subsequent to the preparation of this *AQ/GHG Analysis*, the Project has been designed in order to avoid sensitive biological habitat (discussed in Section IV, Biological Resources of this Initial Study). As a result, only 47,129 c.y. of import will now be required for the Project. This represents a reduction of approximately 48% of soil import. This will result in a similar reduction in emissions. The City, in exercising its discretion, has made the determination that the analysis contained in the *AQ/GHG Analysis* represents a "worst-case" scenario and will, therefore, be used in the analysis below.

The *AQ/GHG Analysis* is provided as **Appendix A** to this document (see enclosed CD).

In addition, the *City of Murrieta Climate Action Plan*, adopted July 19, 2011 was utilized on the analysis of this Section.

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact

The City of Murrieta adopted a Climate Action Plan (CAP) to address Greenhouse Gas Emissions (GHGs).

The City's CAP requires that citywide GHG emissions be reduced to 15 percent below 2009 levels by year 2020. The community wide 2009 baseline GHG emissions were estimated at 430,842 metric tons of carbon dioxide equivalents (MTCO2e). The 2020 GHG emissions reduction target is 366,218 MT CO2e. To achieve these emissions reductions targets, the City has implemented reduction strategies for each category of GHG emissions (e.g., transportation, energy and water consumption, and waste disposal). In order to comply with the City's requirements, the AQ/GHG Analysis followed the emission thresholds and screening criteria outlined in the SCAQMD Threshold Development and County of Riverside Screening Tables.

CalEEMod was used to estimate on-site and off-site emissions. Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in **Table VII-1, *Construction Greenhouse Gas Emissions***. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 544.07 metric tons of carbon dioxide equivalent (CO_2e) per year.

Table VII-1
Construction Greenhouse Gas Emissions

Activity	Emissions ($MTC0_2e$)[1]		
	Onsite	Offsite	Total
Construction: Mass Grading and Material Import	85.03	459.04	544.07
SCAQMD Draft Tier 3 / CAP threshold			3,000.00
Exceed Tier 3 Threshold?			No
Significant impact?			No

[1] $MTCO_2e$=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbons.
[2] GHG emissions are averaged over 30 years pursuant to SCAQMD recommendations.
[3] CalEEMod Output (see Appendix B of the AQ/GHG Study)

The Project's construction GHG emissions are below the SCAQMD and Riverside County significance threshold. The Project will result in less than significant GHG emissions during construction.

At the current time, there are no operations proposed. Therefore, there will be no GHG emissions. No impacts will occur.

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

No Impact

The Project is consistent with the City's General Plan Land Use Designation and Zoning requirements and is consistent with the City of Murrieta Climate Action Plan (CAP) primarily from the standpoint of not exceeding emissions thresholds. The CAP has seven emission reduction strategies, of which one would be applicable to the Project:

Waste Reduction and Recycling Strategy. This strategy builds suggests increasing waste diversion, reducing consumption of materials that otherwise end up in landfills, and increasing recycling.

This would be applicable during the grading operations.

As discussed in Section VII.a, above, the Project will not exceed the GHG emission thresholds outlined in the County's Climate Action Plan. Therefore, the Project is considered to be consistent with the applicable plans, policies and regulation for the purpose of reducing GHG gases. Therefore, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				**X**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				**X**
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?				**X**
f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				**X**
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				**X**

SUBSTANTIATION:

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

Less Than Significant Impact

During grading and import operations there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that a SWPPP is prepared for the proposed Project, **Standard Condition SC-HYD-1**, and it can reduce such hazards to a less than significant level. This is a standard condition for the City of Murrieta and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant.

The proposed Project will consist of storage related uses that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered with these uses. The generation of such wastes from uses is not considered to rise to a level of a significant potential for significant risk of accidental release of hazardous materials or accidental explosion. There will not be any operational impacts since no development project is proposed at this time.

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

Less Than Significant Impact

Please reference the discussion in Section VIII.a., above. Impacts may occur during grading and import operations; however, with the incorporation of **Standard Condition SC-HYD-1**, any impacts will remain less than significant. No impacts could occur during operations, since no development project is proposed at this time. Therefore, the Project will 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.

c) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact

According to the Murrieta Unified School District web site, and a review of aerial photography, the closest school is Murrieta Elementary School, which is located approximately 1.8-miles to the northwest of the Project site. This exceeds the ¼-mile distance criteria. No impacts will occur.

d) *Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirements (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According **Figure VIII-1, *GEOTRACKER Site***, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Monitoring Wells., DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site.

According **Figure VIII-2, *ENVIROSTOR Site,*** no Hazardous Waste and Substances Sites are currently located on the proposed Project site.

Therefore, the proposed Project will not be located on a site which is included on a list of hazardous

materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. No impacts will occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

No Impact

According to the General Plan EIR (p. 5.14-22), the French Valley Airport, which is a County-owned public-use airport, is located on SR-79 (Winchester Road) in unincorporated Riverside County east of Murrieta, adjacent to Temecula and Winchester. The French Valley Airport, which has an adopted airport land use plan, is located over 3.5 miles to the northeast of the proposed Project site. Based on this distance from the Airport and the most outer reaches of the Airport Influence Area, the proposed Project site is not subject to the airport compatibility zone criteria. No impacts will occur.

f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?

No Impact

According to the General Plan EIR (p. 5.14-22), there are no private airstrips located within the City. Therefore, this criterion does not apply to the Project. No impacts will occur.

g) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

The Project will be located off of primary access roads to the existing area (Jefferson Avenue and **Adams Avenue**). A limited potential to interfere with an emergency response or evacuation plan will occur during the import and grading operations, especially from trucks entering the site to deposit the soils imported from another site(s). Control of access will ensure emergency access to the site and Project area during these operations. As a standard condition of approval, the Project will be required to prepare a traffic control plan, **Standard Condition SC-TR-1**, which will be implemented during these operations. Any impacts are considered less than significant.

h) Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact

According to Figure 12-8 (High Fire Hazard Zones) of the City's General Plan, the proposed Project site is not located within an area identified as a High Fire Zone. Based on this information, implementation of the Project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas. No residences are included as part of the Project. Therefore, implementation of the Project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires where residences are intermixed with wildlands. No impacts will occur.

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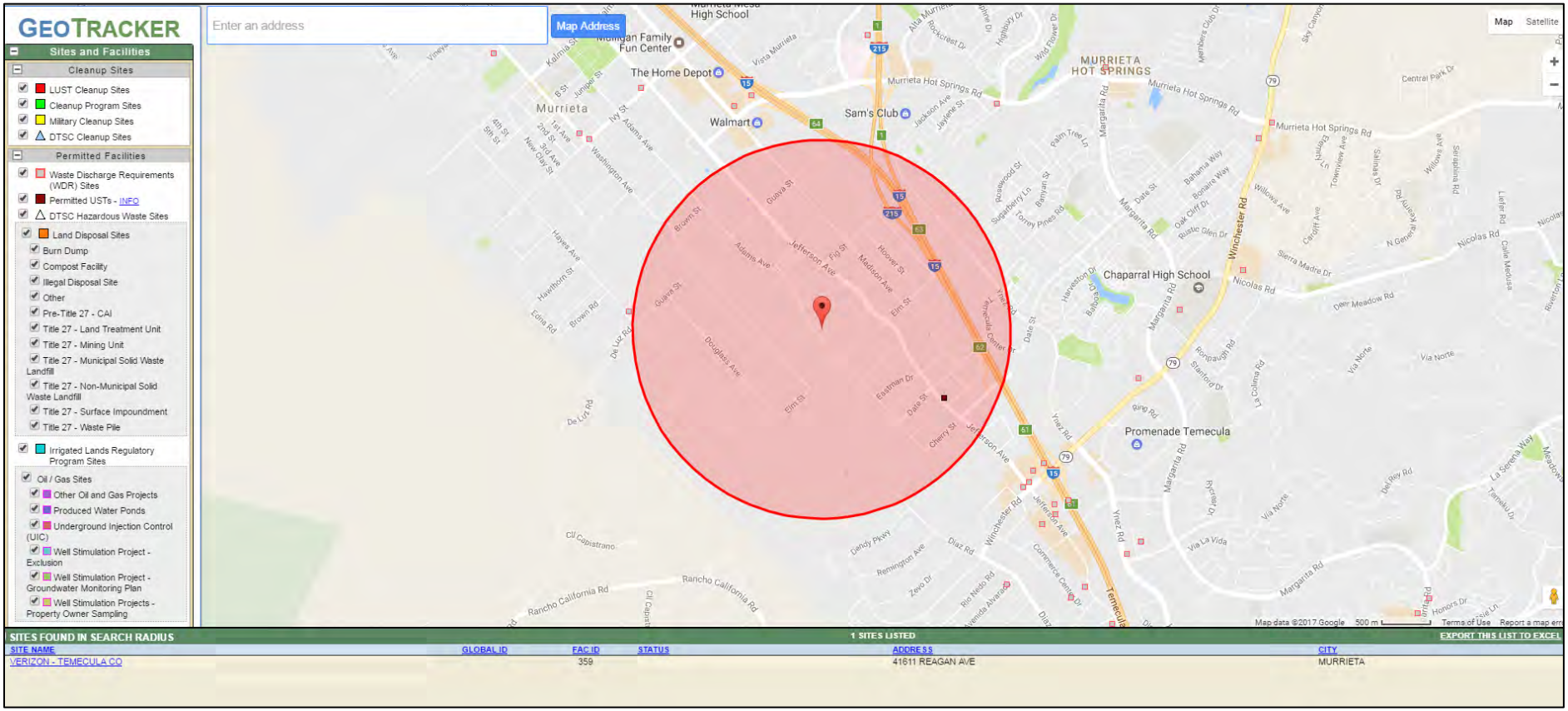
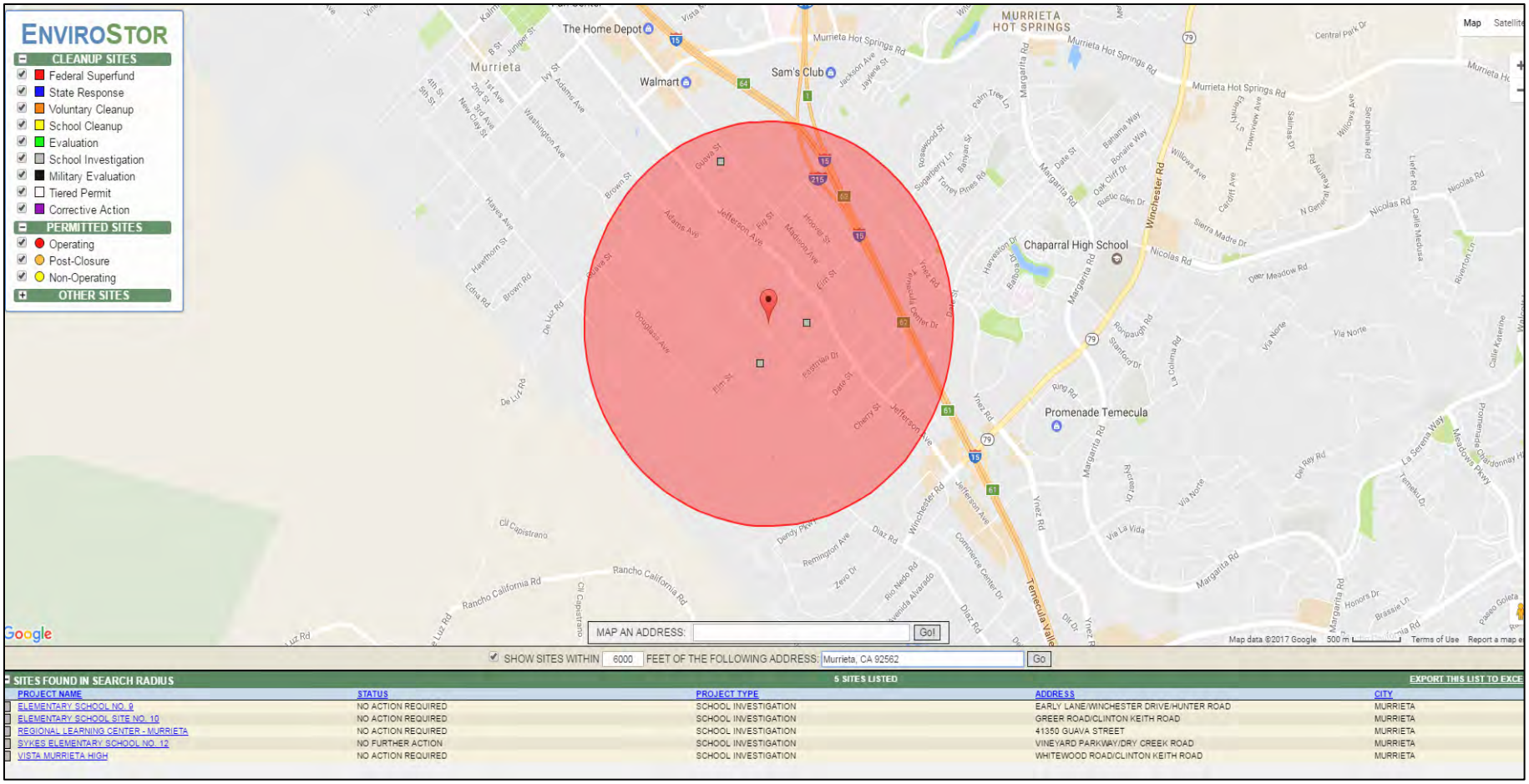
Figure VIII-1
GEOTRACKER Site



Source: https://geotracker.waterboards.ca.gov/

Figure VIII-2, *ENVIROSTOR Site*



PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
ELEMENTARY SCHOOL NO. 9	NO ACTION REQUIRED	SCHOOL INVESTIGATION	EARLY LANE/WINCHESTER DRIVE/HUNTER ROAD	MURRIETA
ELEMENTARY SCHOOL SITE NO. 10	NO ACTION REQUIRED	SCHOOL INVESTIGATION	GREER ROAD/CLINTON KEITH ROAD	MURRIETA
REGIONAL LEARNING CENTER - MURRIETA	NO ACTION REQUIRED	SCHOOL INVESTIGATION	41350 GUAVA STREET	MURRIETA
SYKES ELEMENTARY SCHOOL NO. 12	NO FURTHER ACTION	SCHOOL INVESTIGATION	VINEYARD PARKWAY/DRY CREEK ROAD	MURRIETA
VISTA MURRIETA HIGH	NO ACTION REQUIRED	SCHOOL INVESTIGATION	WHITEWOOD ROAD/CLINTON KEITH ROAD	MURRIETA

Source: https://www.envirostor.dtsc.ca.gov/public/

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY: Would the Project:				
a) Violate any water quality standards or waste discharge requirements?			**X**	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				**X**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?			**X**	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?			**X**	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			**X**	
f) Otherwise substantially degrade water quality?			**X**	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				**X**
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				**X**
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			**X**	
j) Inundation by seiche, tsunami, or mudflow?				**X**

SUBSTANTIATION:

The *Preliminary Hydrology and Drainage Study for Mass Grading APN 909-060-044, City of Murrieta,* prepared by RDS And Associates, dated February 1, 2018 (*Preliminary HDS*) was utilized for the following analysis. The *Preliminary HDS* analyzed the change in hydrology from the Project and its effect on existing off-site drainage facilities, or adjacent properties during the 10-year and 100-year storm events. This analysis only includes the mass grading of the site. The *Preliminary HDS* is provided as **Appendix E** to this document (see enclosed CD).

In addition, the *Larchmont Business Park Project (APN 909-060-044) Biological Resource Assessment, MSHCP Consistency Analysis, and Determination of Biologically Equivalent or Superior Preservation,* prepared by ESA PCR, revised by HELIX Environmental Planning, Inc., dated October 2016, revised January 2018 (*BRA/DBESP*, **Appendix B1** also on enclosed CD), was also utilized in this Section.

a) Would the Project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact

The Project has the potential to impact water quality standards. Impacts may occur during the import operations from trucks transporting soil as well as from Project grading operations. These impacts can be reduced to a less than significant level through adherence to South Coast Air Quality Management District Rule 403 fugitive dust control requirements, see **Standard Condition SC-AQ-1**. Rule 403 is required to minimize/reduce air quality emissions and used in the emissions modeling in Section III, Air Quality, of this Initial Study. Because Rule 403 deals with soils, these standards serve a dual purpose with water quality.

Any potential impacts after the grading operations have ceased (prior to a site development) will be avoided through site design, as well as **Standard Condition SC-HYD-1** and **Standard Condition SC-HYD-2**, as outlined below.

Standard Condition HYD-1:

Pursuant to the Murrieta Municipal Code §8.36 (Stormwater and Runoff Management and Drainage Controls), new development or redevelopment projects shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The Director of Public Works will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

Standard Condition HYD-2:

The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

Standard Condition SC-AQ-1, Standard Condition SC-HYD-1, and **Standard Condition SC-HYD-2**, are all standard conditions for the Project and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would violate any water quality standards are considered less than significant. The Project does not contain any facilities that would impact waste discharge requirements. No impacts will occur as it pertains to waste discharge requirements.

b) Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact

No component of the proposed Project will deplete groundwater supplies. Limited amounts of water will be utilized during the grading operations. No impervious areas will be created as a result of the proposed Project. Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No impacts will occur.

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?

Less Than Significant Impact

According to the *Larchmont Business Park Project (APN 909-060-044) Biological Resource Assessment, MSHCP Consistency Analysis, and Determination of Biologically Equivalent or Superior Preservation,* prepared by ESA PCR, revised by HELIX Environmental Planning, Inc., dated October 2016, revised January 2018 (*BRA/DBESP* – **Appendix B1**), the Project site supports a single drainage (Drainage A/Larchmont Channel) that has been identified as a jurisdictional streambed per CDFW regulations, Section 1602 of the California Fish and Game Code. Permanent impacts are proposed to 0.298 acre within Drainage A while temporary impacts are proposed to 0.001 acre within Drainage A, as shown on **Figure IV-3a, *Revised Impacts to CDFW Jurisdiction and MSHCP Riparian/Riverine Areas,* and Figure IV-3b, *Revised Impacts to USACE/RWQCB Jurisdiction***.

Existing and impact acreages are summarized in **Table IV-3, *Proposed Impacts and Avoidance of CDFW Jurisdictional Features and MSHCP Riparian/Riverine Areas***.

The permanent impacts total approximately 10% of the total 2.967 acres of CDFW jurisdiction within the Project site. As such, the Project will be permanently avoiding 90% (2.669 acres) of the Riparian/Riverine Areas on the Project site, including 100% of the black willow thicket within Drainage A. The 2.669-acre avoided Riparian/Riverine Area will be protected through an appropriate legal preservation mechanism, such as a deed restriction or conservation easement, per MSHCP guidelines provided such that said mechanism will not inhibit the City of Murrieta's ability to implement hydraulic improvements to the channel in the future. However, any City improvements would be subject to independent MSHCP review and would not be a part of the proposed Project. These biological impacts will require mitigation (see Section IV, Biology, of this Initial Study) to reduce impacts to a less than significant level.

Based on this amount of disturbance, the Project will not substantially alter the existing drainage pattern of the site or area. According to the *Preliminary HDS*, hydrological conditions will continue to function in a closely similar manner. No increase of velocities will occur downstream of the Project site, and no properties upstream from the Project site will be affected by the Project.

Any potential impacts will be avoided through site design and **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, as discussed in Section IX.a, above.

These are standard conditions and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to the Project that would substantially alter the existing drainage pattern of the site or area,

including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, are considered less than significant.

d) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?

Less Than Significant Impact

As stated in Section IX.c, above, the permanent impacts to on-site drainages total approximately 10% of the total 2.967 acres of CDFW jurisdiction within the Project site. These biological impacts will require mitigation (see Section IV, Biology, of this Initial Study) to reduce impacts to a less than significant level.

Based on this amount of disturbance, the Project will not substantially alter the existing drainage pattern of the site or area. Pursuant to City Ordinances, the Project cannot increase/discharge flows off-site in quantities beyond which have been historically discharged. In addition, according to the *Preliminary HDS*, hydrological conditions will continue to function in a closely similar manner. No increase of velocities will occur downstream of the Project site, and no properties upstream from the Project site will be affected by the Project.

Any potential impacts will be avoided through site design and **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, as discussed in Section IX.a, above.

These are standard conditions and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to the Project that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite, are considered less than significant. No mitigation is required.

e) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact

As stated above in Section IX.a, above, the Project has the potential to impact water quality standards. Impacts may occur during the import operations from trucks transporting soil as well as from Project grading operations. These impacts can be reduced to a less than significant level through adherence to **Standard Condition SC-AQ-1**. Dust would be the primary contributor that could polluted runoff as a result of the Project being implemented.

Any potential impacts will be avoided through site design and **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, as discussed in Section IX.a, above.

These are standard conditions for the City of Murrieta and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, are considered less than significant. No mitigation is required.

f) Would the Project otherwise substantially degrade water quality?

Less Than Significant Impact

As stated above in Section IX.a, above, the Project has the potential to impact water quality standards. Impacts may occur during the import operations from trucks transporting soil as well as from Project grading operations. These impacts can be reduced to a less than significant level

through adherence to **Standard Condition SC-AQ-1,** fugitive dust control requirements. Rule 403 is required to minimize/reduce air quality emissions and used in the emissions modeling in Section III, Air Quality, of this Initial Study. Because Rule 403 deals with soils, these standards serve a dual, purpose with water quality.

Any potential impacts will be avoided through site design and **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, as discussed in Section IX.a, above.

Standard Condition SC-AQ-1, Standard Condition SC-HYD-1, and **Standard Condition SC-HYD-2**, are all standard conditions for the Project and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would otherwise substantially degrade water quality, are considered less than significant.

g) Would the Project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact

The Project does not include any housing. Therefore, implementation of the Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map (FIRM) or other flood hazard delineation map. Please reference **Figure IX-1, *FIRM Map***, below. No impacts will occur.

h) Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact

According to the Grading Plan (**Figure 4, *Conceptual Grading Plan*)** the Project site topography currently ranges in elevation from 1045 MSL to 1043 MSL. The Project site slopes gently to the west. After import and grading operations elevations on the Project site will range from 1047 MSF for the finished pad to 1042 MSL along the northwest side of the property and 1043 MSL adjacent to Adams Avenue. Please reference **Figure IX-1, *FIRM Map***, below.

No structures are proposed. Therefore, the Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows. No impacts will occur.

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Figure IX-1
FIRM Map

Source: Riverside County FIRM Maps 2008

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i) Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact

The Project will consist of mass grading which will require importing approximately 98,059 cubic yards of soil. Impacts will be temporary, of short-duration, and will cease when Project construction is completed.

According to the City's General Plan, Dam Inundation Map (Figure 12-7), the Project site is located within a dam inundation area.

Flood hazard potentials that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area) would be of short duration. The Project is estimated to have a duration of 60 days, and then will be completed. Should the Project be subject to dam inundation, the pre-established City and County evacuations would be enforced. This short and limited duration of the Project is will result in a less than significant impact.

j) Would the Project be subject to inundation by seiche, tsunami, or mudflow?

No Impact

The Project site is located approximately 23 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the site not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING: Would the Project:				
a) Physically divide an established community?				**X**
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				**X**
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?		**X**		

SUBSTANTIATION:

a) *Would the Project physically divide an established community?*

No Impact

Based upon a review of **Figure 3, *Aerial Photo***, the surrounding uses are as follows:

- **North:** Light industrial/commercial, ball fields, and vacant
- **South:** Industrial, and vacant, Rancho California Water District Santa Rosa Water Reclamation Facility
- **East:** Light industrial, and industrial (Robertson's Ready Mix)
- **West:** Murrieta Creek

The Project will consist of mass grading which will require importing approximately 98,059 cubic yards of soil. The Project site is vacant and will remain so after the import and grading operations cease. No change is to the established community will occur as a result of the Project. Therefore, the proposed Project has no potential to disrupt or divide the physical arrangement of the existing community. No impacts will occur.

b) *Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

No Impact

The Project is a permitted activity, subject to approval of the City. As discussed in other Sections of this Initial Study, the Project will be subject to a myriad of regulations and ordinances adopted for the purpose of avoiding or mitigating an environmental effect. These apply to the following resources: aesthetics - lighting, air quality, biological, cultural, geological, GHG, hydrology and water quality, hazards and hazardous materials, noise, and traffic.

No development project is proposed at this time. At that time, greater scrutiny will be conducted on the future development project to ensure consistency with the City's General Plan and Development Code (zoning). There are no specific plans, or local coastal programs that are applicable to the Project site.

Therefore, the Project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. No impacts will occur.

c) *Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?*

Less Than Significant Impact with Mitigation Incorporated

The proposed Project will not conflict with any applicable habitat conservation plan or natural community conservation plan, with the incorporation of **Standard Condition SC-BIO-1**, **Standard Condition SC-BIO-2**, **Mitigation Measure MM-BIO-1** through **Mitigation Measure MM-BIO-6**, **Standard Conditions SC-HYD-1**, and **SC-HYD-2**. Please reference the analysis, standard conditions, and required mitigation contained in above in Section IV, Biological Resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES: Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				**X**
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?				**X**

SUBSTANTIATION:

a) Would the Project 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?

No Impact

The Project is not located on any known significant mineral resource site. Figure 8-1 (Mineral Resources) of the City's General Plan does not list any mineral sites of local, regional or national significance at this site or the immediate vicinity. No impacts will occur.

b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact

The site is not located on any known significant mineral resources and is not known to have been mined in the past. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE: Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?				**X**
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			**X**	
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 expose people residing or working in the Project area to excessive noise levels?				**X**
f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				**X**

SUBSTANTIATION:

NOTE: The Project has been designed in order to avoid sensitive biological habitat (discussed in Section IV, Biological Resources of this Initial Study). As a result, only 47,129 c.y. of import is estimated to be required for the Project. This represents a reduction of approximately 48% of soil import. This will result in a similar reduction in noise sources associated with the Project during haul and grading operations.

a) Would the Project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact

A total of up to 98,059 cubic yards of material is estimated to be imported during the mass grading phase of construction. The applicant expects the material to be sourced from a site located south of Murrieta Hot Springs Road and about ¼ mile west of Winchester Road. The site is approximately 6 miles from the Project site. To be conservative the hauling distance was set to 10 miles. Other sites may be allowed, provided they are within a 10-mile radius and all environmental clearances have been obtained on the export site.

The Project site is currently vacant, and no demolition is required. It is assumed that construction would begin in the Year 2019 and take approximately 60 days to complete the grading.

According to the Noise Section (p. 5.7-26) GP EIR, compliance with and/or adherence to the City's Noise Ordinance and the proposed General Plan 2035 goals and policies would reduce short-term construction noise impacts to less than significant levels.

Polices related to Goal N-4 of the GP, require "Reduced noise levels from construction activities" and an analysis of Project consistency. The following Polices pertain to the Project:

N-4.1 Regulate construction activities to ensure construction noise complies with the City's Noise Ordinance.

Response: The Project will be required to comply with Section 16.30.130 of the City of Murrieta Noise Ordinance.

N-4.2 Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on Sundays and holidays.

Response: This is contained in Section 16.30.130 of the City of Murrieta Noise Ordinance No. 16.30.130. The Project will comply with said Ordinance.

N-4.3 Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.

Response: Best Management Practices (BMPs) will be required as part of the Grading Permit.

N-4.6 Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas.

Response: The nearest sensitive receptors in the Project vicinity would include residential units located approximately 1,500 feet (~450 meters) to the west of the Project site and the sports fields to the north, located approximately 440 feet from the Project site.

Adherence to Section 16.30.130 is a standard condition and is not considered unique mitigation under CEQA.

Standard Condition SC-NOI-1:

Section 16.30.130 of the City of Murrieta Noise Ordinance (Section 16.30.130) regulates construction noise. Section 16.30.130 prohibits noise generated by construction activities between the hours of 7:00 p.m. and 7:00 a.m. and on Sundays and holidays. Construction activities shall not be conducted in a manner that the maximum noise levels at the affected structures will not exceed those listed in Table 5.7-3, City of Murrieta Construction Noise Standards. All work will be performed between the hours of 7:00 a.m. and 7:00 p.m. The maximum noise allowed would be 85 A-weighted decibel (dBA) for mobile equipment and 70 dBA for stationary equipment.

Therefore, with adherence to **Standard Condition SC-NOI-1**, incorporation of BMPs pertaining to equipment operation, and a lack of proximity to sensitive receptors, implementation of the Project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Conservatively estimated, impacts are considered less than significant.

b) Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact

According to the Noise Section (p. 5.7-29) GP EIR, with adherence to the City's Noise Ordinance, proposed General Plan 2035 goals and policies, programmatic-level construction vibration impacts would be less than significant. The same conclusions would apply to the Project. Two key elements support this statement. First, there are no sensitive receptors in proximity of the Project site that could be affected by grading operations vibrations. Secondly, blasting, can be associate with grading operations and has the most vibrational effect is not proposed with the Project.

Conservatively estimated, impacts are considered less than significant, at most.

c) Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?

No Impact

The Project will consist of mass grading which will require importing approximately 98,059 cubic yards of soil. Noise impacts will be temporary, of short-duration, and will cease when Project construction is completed. Therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. No impacts will occur.

d) Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Less Than Significant Impact

The Project will consist of mass grading which will require importing approximately 98,059 cubic yards of soil. Noise impacts will be temporary, of short-duration, and will cease when Project construction is completed. Therefore, the Project will not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. Conservatively estimated, impacts are considered less than significant.

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 expose people residing or working in the Project area to excessive noise levels?

No Impact

According to the GP EIR (p. 5.14-22), the French Valley Airport, which is a County-owned public-use airport, is located on SR-79 (Winchester Road) in unincorporated Riverside County east of Murrieta, adjacent to Temecula and Winchester. The French Valley Airport, which has an adopted airport land use plan, is located over 3.5 miles to the northeast of the proposed Project site. Based on this distance, the Project would not expose people residing or working in the Project area to excessive noise levels. Please reference the response to questions in Sections VIII.e. and VIII.f., in Hazards and Hazardous Materials of this document. No impacts will occur.

f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

No Impact

According to the GP EIR (p. 5.14-22), there are no private airstrips located within the City. Therefore, this criterion does not apply to the Project. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING: Would the Project:				
a) Induce substantial 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)?				**X**
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				**X**
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				**X**

SUBSTANTIATION:

a) *Would the Project induce substantial 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)?*

No Impact

The proposed import and grading Project will not typically result in any increases in population. Therefore, implementation of the Project will not induce substantial 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). Any impacts would be considered less than significant.

b) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The Project site is vacant. No homes are located on the Project site; therefore, implementation of the Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact

The Project site is vacant - no homes are located on the Project site; therefore, implementation of the Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			**X**	
b) Police protection?			**X**	
c) Schools?				**X**
d) Recreation/Parks?				**X**
e) Other public facilities?				**X**

SUBSTANTIATION:

NOTE: The Project has been designed in order to avoid sensitive biological habitat (discussed in Section IV, Biological Resources of this Initial Study). As a result, only 47,129 c.y. of import is estimated to be required for the Project. This represents a reduction of approximately 48% of soil import. This will result in a similar reduction in trips associated with the Project. This analysis will assume that the same level of activity will occur, but for a shorter duration.

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

a) Fire protection?

Less Than Significant Impact

Implementation of the proposed import and grading Project will result in an incremental need for fire protection. Increased activity will be generated by the import and grading operations - on roadways and the Project site. According to the *AG/GHG Analysis* (**Appendix A**), the Project will consist of mass grading a 10.07-acre site which will require importing approximately 98,059 cubic yards of soil. The *AQ/GHG Analysis* assumed that no more than approximately 100 additional daily trips. These trips will be to and from the import site. According to **Mitigation Measure MM-AQ-2**, the Project shall limit the amount of material that is imported to the site to 100 truck-loads or less per day.

The proposed Project is expected to generate approximately 400 daily vehicle trips in Passenger Car Equivalents (PCEs). Ten percent (10%) of these trips would be estimated at the AM Peak and PM Peak Hours for a maximum of 40 trips at each Peak Hour. The Project construction is anticipated to last approximately 30-60 days. These trips represent a small addition to the roadways in relation to the daily activity. These trips will cease after these operations are completed.

With the increased activity will come the potential for emergency response services for accidents. Due to the limited duration of the on- and off-site grading, and the amount of trips, the Project will not result in

substantial adverse physical impacts associated with the provision of new or physically altered government 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 fire services. Any impacts are considered less than significant.

b) Police protection?

Less Than Significant Impact

Implementation of the proposed import and grading Project will result in an incremental need for fire protection. Increased activity will be generated by the import and grading operations - on roadways and the Project site. According to the *AG/GHG Analysis* (**Appendix A**), the Project will consist of mass grading a 10.07-acre site which will require importing approximately 98,059 cubic yards of soil. The *AQ/GHG Analysis* assumed that no more than approximately 100 additional daily trips. These trips will be to and from the import site. According to **Mitigation Measure MM-AQ-2**, the Project shall limit the amount of material that is imported to the site to 100 truck-loads or less per day.

The proposed Project is expected to generate approximately 400 daily vehicle trips in PCEs. Ten percent (10%) of these trips would be estimated at the AM Peak and PM Peak Hours for a maximum of 40 trips at each Peak Hour. The Project construction is anticipated to last approximately 60 days. These trips represent a small addition to the roadways in relation to the daily activity. These trips will cease after these operations are completed.

With the increased activity will come the potential for emergency response services for accidents. Due to the limited duration of the on- and off-site grading, and the amount of trips, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 police protection. Any impacts are considered less than significant.

c) Schools?

No Impact

No components of the proposed Project could result in any impacts on schools. No impact will occur.

d) Recreation/Parks?

No Impact

The proposed import and grading Project does not include recreational facilities. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational resources. No impacts to recreation/parks will occur. See the discussion in Section XV, Recreation, below.

e) Other public facilities?

No Impact

Implementation of the proposed import and grading Project will not impact any other public facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. 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?				**X**
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?				**X**

SUBSTANTIATION:

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?

No Impact

The proposed import and grading Project will not generate any impacts on recreational resources. Therefore, implementation of the proposed Project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impacts will occur.

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?

No Impact

The proposed import and grading Project does not include recreational facilities. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational resources. Therefore, implementation of the proposed Project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION / TRAFFIC: Would the Project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				**X**
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				**X**
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				**X**
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
e) Result in inadequate emergency access?			**X**	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				**X**

SUBSTANTIATION:

NOTE: The Project has been designed in order to avoid sensitive biological habitat (discussed in Section IV, Biological Resources of this Initial Study). As a result, only 47,129 c.y. of import is estimated to be required for the Project. This represents a reduction of approximately 48% of soil import. This will result in a similar reduction in noise sources associated with the Project. The City, in exercising its discretion, has made the determination that the analysis below represents a "worst-case" for transportation/traffic.

a) Would the Project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No Impact

A total of 98,059 cubic yards of material is estimated to be imported during the mass grading phase of construction. The applicant expects the material to be sourced from a site located south of Murrieta Hot Springs Road and about ¼-mile west of Winchester Road. That site is approximately 6 miles from the Project site. To be conservative the hauling distance was set to 10 miles. Other sites may be allowed, provided they are within a 10-mile radius and all environmental clearances have been obtained on the export site.

The Project site is currently vacant, and no demolition is required. It is assumed that construction would begin in the Year 2019 and take approximately 60 days to complete the grading. Impacts will be temporary, of short-duration, and will cease when Project construction is completed.

Trucks, with a load capacity of 23 cubic yards (CalEEMod default is 16 cubic yard capacity), will be used to haul the material to the site. These trips will be to and from the import site. According to **Mitigation Measure MM-AQ-2**, the Project shall limit the amount of material that is imported to the site to 100 truck-loads or less per day.

The proposed Project is expected to generate approximately 400 daily vehicle trips in PCEs. Ten percent (10%) of these trips would be estimated at the AM Peak and PM Peak Hours for a maximum of 40 trips at each Peak Hour. The Project construction is anticipated to last approximately 60 days.

According to Exhibit A, *Traffic Impact Analysis Exemptions* (p. 11) of the City of Murrieta Traffic Impact Analysis Preparation Guide (October 2013):

> "The following types of development proposals are generally exempt from Traffic Impact Analysis requirements:
>
> 8. Any use which can demonstrate, based on the most recent edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE) or other approved trip generation data, trip generation of less than 50 vehicle trips during the peak hours."

The Project's estimated peak hour 40 vehicle trips are under the peak hour 50 vehicle trips required for the preparation of a Traffic Impact Analysis (TIA), and therefore, meets the requirements for an exemption to the preparation of a TIA.

Based on this information, the Project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways. No impacts will occur.

The Project does not contain any components that are anticipated to generate any impacts to pedestrian and bicycle paths, and mass transit. No impacts will occur.

b) Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program (CMP) was adopted in December 2011. Interstate 15 (I-15) is included in the CMP.

The Project will consist of mass grading which will require importing approximately 98,059 cubic yards of soil. Impacts will be temporary, of short-duration, and will cease when Project construction is completed. The congestion management program requirements are not applicable to this Project since it will not affect I-15. No soil hauling will occur on I-15.

Therefore, the Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. No impacts will occur.

c) *Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact

According to the GP EIR (p. 5.14-22), the French Valley Airport, which is a County-owned public-use airport, is located on SR-79 (Winchester Road) in unincorporated Riverside County east of Murrieta, adjacent to Temecula and Winchester. The French Valley Airport, which has an adopted airport land use plan, is located over 3.5 miles to the northeast of the proposed Project site. Based on this distance from the Airport and the most outer reaches of the Airport Influence Area, the proposed Project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts will occur.

d) *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Less Than Significant Impact

The Project will consist of mass grading which will require importing approximately 98,059 cubic yards of soil. Impacts will be temporary, of short-duration, and will cease when Project construction is completed. No roadway improvements are proposed. Therefore, there will be no increased hazards due to a design feature (e.g., sharp curves or dangerous intersections). The Project will be required to comply with **Standard Condition SC-TR-1**, as outlined below, which is designed to mitigate any construction circulation impacts. Any impacts are considered less than significant.

Standard Condition SC-TR-1

Trucks entering and existing the site will be required to obey with the City's vehicle laws and any traffic control plan (TCP), designed to mitigate any construction circulation impacts.

The surrounding uses are primarily industrial; therefore, the Project will not substantially increase hazards due to incompatible uses (e.g., farm equipment). No impacts will occur.

e) *Would the Project result in inadequate emergency access?*

Less Than Significant Impact

Construction of the proposed Project may temporarily affect the operation of the immediate circulation network (Fig Street, Adams Avenue) during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a TCP, (**Standard Condition SC-TR-1**), which is designed to mitigate any construction circulation impacts. Any impacts will be short-term and will cease once the construction phase is completed. Import and grading operations will take place within the Project site. Site access will be provided from Adams Avenue. Jefferson Avenue, located approximately 700 feet north of the Project site is designated as a Secondary Highway in the City's General Plan Circulation Element (reference Exhibit 5-10, *General Plan 2035 Circulation Map*). According to Exhibit 5-11, *Typical Street Sections*, of the General Plan, a

Secondary Highway (City Standard No. 104) has an 88' ROW, with 64' of pavement, and a 5' sidewalk within a 12' parkway. The Secondary Highway has four lanes and a painted median.

Jefferson Avenue is a major north-south transportation corridor in the City, and it would be utilized as necessary during any emergency situations. No roadway closures are anticipated. None of the Project components will create impacts that would result in inadequate emergency access or access to nearby uses. Impacts are considered less than significant.

f) Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact

The proposed import and grading Project cannot conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This criterion is not applicable. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES: Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?		**X**		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe?		**X**		

SUBSTANTIATION:

The *A Phase I Cultural Resources Assessment of APN 909-060-044 EA 2016-1264* prepared by Jean A. Keller, Ph.D. dated January 2017 (*CRA*); *Assembly Bill 52 (AB 52) Formal Notifications*, prepared by City of Murrieta, May 19, 2017; *Agua Caliente Tribe Response to AB 52 Formal Notification*, June 1, 2017; and *Rincon Tribe Response to AB 52 Formal Notification*, May 26, 2017 were utilized for portions of the following analysis and are so referenced therein. The *CRA*, AB 52 Formal Notifications, and Response Letters are provided as **Appendix C1, C2**, **C3**, and **C4** respectively, to this document (see enclosed CD).

a,b) Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe?

Less Than Significant with Mitigation Incorporated

Notifications were sent out to the following five (5) tribes**,** pursuant to Assembly Bill 52 (AB 52):

1. Agua Caliente Band of Cahuilla Indians
2. Morongo Cultural Heritage Program

3. Pechanga Band of Luiseño Indians
4. Rincon Band of Luiseño Indians
5. Soboba Band of Luiseño Indians

None of the Tribes requested consultation.

CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

> "(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1; or
>
> (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1."
>
> Regarding the application of the term "cultural landscape," Public Resources Code section 21074(b) limits its definition such that "[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape*." (Emphasis added.) Accordingly, if an area that may potentially be considered a "cultural landscape" is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a "tribal cultural resource" even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

The Project could cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site 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 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 I of Public Resources Code Section 5024.1. **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-5**, (see Section V, Cultural Resources), shall be implemented in order to reduce potentially significant impacts to previously unknown Tribal Cultural resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS: Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				**X**
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				**X**
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			**X**	
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?				**X**
e) 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?				**X**
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?				**X**
g) Comply with federal, state, and local statutes and regulations related to solid waste?				**X**

SUBSTANTIATION:

a) *Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

No Impact

The proposed import and grading Project does not require any wastewater. This criterion is not applicable. Therefore, implementation of the proposed Project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. No impacts will occur.

b) *Would the Project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No Impact

The proposed import and grading Project does not require any potable water, or wastewater. This criterion is not applicable. Therefore, implementation of the proposed Project will not require or result

in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. No impacts will occur.

c) Would the Project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact

Please reference the discussion above in Section IX, Hydrology and Water Quality. The proposed Project will be required to comply with **Standard Condition SC-HYD-1** and **Standard Condition SC-HYD-2** that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant.

d) Would the Project have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact

The proposed import and grading Project does not require any potable water. This criterion is not applicable. Therefore, implementation of the proposed Project does not need to have sufficient water supplies available to serve the Project from existing entitlements and resources. No new or expanded entitlements needed. No impacts will occur.

e) Would the Project 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?

No Impact

The proposed import and grading Project does not require any wastewater. This criterion is not applicable. Therefore, implementation of the proposed Project will not 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. No impacts will occur.

f) Would the Project be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact

The proposed import and grading Project may generate solid waste. In inadvertent discoveries of sub surface items may occur during grading operations at the Project site. Since the site has not been historically inhabited, the chances for huge amounts of sub surface discoveries would small. Therefore, implementation of the proposed Project will not need to be served by a landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Impacts are considered less than significant.

g) Would the Project comply with federal, state, and local statutes and regulations related to solid waste?

No Impact

Please reference the discussion in XVIIa., above. No impacts will occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
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)?		**X**		
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				

SUBSTANTIATION:

a) *Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Less Than Significant Impact with Mitigation Incorporated

Implementation of the proposed Project does have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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. **Mitigation Measures MM-BIO-1** through **MM-BIO-6** and **Standard Conditions SC-BIO-1** and **SC-BIO-2** will apply to the proposed Project and will reduce any impacts to a less than significant level. Archaeological and Tribal resources were not identified on the Project site. However, there is the potential that these resources may be located below the surface. **Standards Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-5** will be implemented during grading operations. This will allow for monitoring of the site and ensure that any potential discovery of archaeological and/or tribal are handled in an appropriate manner. With these mitigation measures in place, any potential impacts will be reduced to a less than significant level.

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)?*

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections I-XVIII of this Initial Study, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Mitigation measures and standard conditions will apply to the proposed Project, as described below.

Aesthetics

The proposed Project is forecast to alter the views across the property but not obstruct or substantially interfere with any of the existing scenic views that presently exist across the Project site. The proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located both during import and/or grading activities. Based on the lack of any intrinsic onsite scenic resources, the proposed Project will not cause substantial Project specific damage to any such resources. The Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. The Project will not substantially degrade the existing visual character or quality of the site and its surroundings. Lighting impacts will be temporary, of short-duration, and will cease when Project construction is completed. **Standard Condition SC-AES-1**, will be implemented. Thus, the proposed Project would have a less than cumulatively considerable impact to aesthetics.

Agricultural and Forestry Resources

No agricultural or forestry resources are located on the Project site. Therefore, implementation of the proposed Project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

The South Coast Air Quality Management District's (SCAQMD) approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in Section VI, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed Project would be consistent with the Plan at a regional level, as well as compliance with **Standard Conditions SC-AQ-1** and **SC-AQ-2**. As such, the Project would have a less than cumulatively considerable impact on air quality.

Biological Resources

The potential for the proposed Project to result in direct biological impacts is addressed through the payment of MSHCP Mitigation Fees pursuant to Ordinance No. 810.2 (An Ordinance of the County of Riverside to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee), SKR Mitigation Fees pursuant to Ordinance No. 633 (An Ordinance of the County of Riverside Establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees), as well as compliance with **Mitigation Measures MM-BIO-1** through **MM-BIO-6** and **Standard Conditions SC-BIO-1** and **SC-BIO-2**. Therefore, the proposed Project would have a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the Project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-5** would reduce the potential impacts associated with development on the Project site. Thus, the Project would have a less than cumulatively considerable impact.

Geology and Soils

Project-related impacts on geology and soils associated with development on the Project site are site-specific, and the Project would not contribute to seismic hazards or soil erosion. Compliance with **Standard Condition SC-GEO-1** and **Standard Condition SC-GEO-2** would result in decreased exposure to the risks associated with seismic activity. Therefore, the proposed Project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis provided in Section VII, Greenhouse Gas Emissions, analyzed the proposed Project's cumulative contribution to global climate change and determined that the Project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions. In addition, the Project is consistent with the City's Climate Action Plan.

Hazards and Hazardous Materials

The proposed Project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, state, local regulations, and **Standard Condition SC-HYD-1** would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

The Project will not result in any changes to the hydrology that would negatively impact upstream, or downstream properties. Compliance with **Standard Conditions SC-HYD-1** and **SC-HYD-2** would protect the quality of water discharged from the site during both construction and post construction activities. Therefore, the Project would have a less than cumulatively considerable impact on hydrology water quality.

Land Use and Planning

The proposed Project has no potential to disrupt or divide the physical arrangement of the existing community, or conflict with the City's General Plan or Development Code. In addition, as discussed in Section IV, Biology, with the implementation of **Standard Conditions BIO-1** and **BIO-2** and **Mitigation Measures MM-BIO-1** through **MM-BIO-6**, any conflicts between the Project and the MSHCP (applicable habitat conservation plan will be reduced to a less than significant level. Therefore, the Project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

The proposed Project would have no impact related to mineral resources, as none are present on site. Therefore, the Project will not contribute to any cumulative impacts to mineral resources.

Noise

Noise impacts will be temporary, of short-duration, and will cease when Project construction is completed. With adherence to **Standard Condition SC-NOI-1**, incorporation of BMPs pertaining to equipment operation, and a lack of proximity to sensitive receptors, impacts from implementation of the Project will be less than significant. The proposed Project would have no impact related to noise resources and would therefore not contribute to any cumulative impacts to such resources.

Population and Housing

The Project will not induce substantial 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). The Project will not displace substantial numbers of existing housing, necessitating

the construction of replacement housing elsewhere. The Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No cumulative impacts will occur.

Public Services

With the increased activity, will come the potential for emergency response services for accidents. Due to the limited duration and amount of trips, and with adherence to **Mitigation Measure MM-AQ-2**, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 fire services and police protection, schools, recreation/parks or other public facilities.

Recreation

The proposed import and grading Project does not include recreational facilities or resources. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational facilities or resources. Therefore, the proposed Project would have a less than cumulatively considerable impact on public services and recreational resources.

Transportation/Traffic

The Project's estimated peak hour 40 vehicle trips are under the peak hour 50 vehicle trips required for the preparation of a Traffic Impact Analysis (TIA), and therefore, meets the requirements for an exemption to the preparation of a TIA. The Project is not anticipated to generate any impacts to pedestrian and bicycle paths, and mass transit. The congestion management program requirements are not applicable to this Project since it will not affect I-15. The proposed Project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The Project will be required to obey the City's vehicle laws and a **Standard Condition SC-TR-1**, which is designed to mitigate any construction circulation impacts. None of the Project components will create impacts that would result in inadequate emergency access or access to nearby uses. The Project's impacts to cumulative traffic conditions would be less than significant.

Tribal Cultural Resources

Development of the Project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-5** would reduce the potential impacts associated with development on the Project site. Thus, the Project would have a less than cumulatively considerable impact.

Utilities and Service Systems

Implementation of the proposed Project would not increase demand for public utilities. Construction activities related to development of the Project site will not result in impacts to utilities and service systems, including solid waste. The Project will also be required to adhere to **Standard Conditions SC-HYD-1** and **SC-HYD-2**. Any impacts would be less than cumulatively considerable.

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

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections I-XVIII of this Initial Study, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or

indirectly. In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

SUMMARY OF MITIGATION MEASURES AND STANDARD CONDITIONS

Aesthetics

Standard Condition SC-AES-1:

The Project is required to comply with the general lighting requirements and Palomar lighting requirements as established in City Development Code Section 16.18.100 (Lighting) and Section 16.18.110 (Mt. Palomar Lighting Standards).

Agricultural and Forestry Resources

None.

Air Quality

Standard Condition SC-AQ-1 (SCAQMD Rule 403 fugitive dust control requirements):

- Water exposed area minimum 2 times per day.
- The minimum soil moisture content shall be 12% or more for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe.
- Limit on-site vehicle speeds (on unpaved roads) to 15 mph by radar enforcement.
- Use a gravel apron, 25 feet long by the road width, to reduce mud/dirt trackout from unpaved truck exit routes.
- All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within the construction site that are unused for at least four consecutive days).
- Replace ground cover of disturbed area as quickly as possible.

Standard Condition SC-AQ-2 (Rule 402):

Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation Measure MM-AQ-1:

During construction activities, the amount of heavy off-road equipment that is operational at one time shall be limited to five (5) pieces of equipment or less.

Mitigation Measure MM-AQ-2:

Limit the amount of material that is imported to the site to 100 truck loads or less per day.

Mitigation Measure MM-AQ-3:

Utilize a site within 10 miles or less of the Project site to source the material import.

Biological Resources

Standard Condition SC-BIO-1:

Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to determine the presence of burrowing owls and avoid potential direct take of burrowing owls if present.
If burrowing owls are determined present during the 30-day preconstruction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (March 7, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. The Project proponent shall immediately inform RCA (and CDFW and USFWS, if required) if burrowing owls are observed during the pre-construction survey. Preparation of a Burrowing Owl Protection and Relocation Plan for approval by RCA (and CDFW and UWSFW, if required) would be required prior to initiating ground disturbance.

In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season, which shall be described in the agency-approved Burrowing Owl Protection and Relocation Plan. The RCA may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with RCA (and CDFW and USWFS, if required) taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species. If required by CDFW, translocation sites would also be described in the agency-approved Burrowing Owl Protection and Relocation Plan.

Standard Condition SC-BIO-2:

Prior to the issuance of any grading permit, the Project proponent shall comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee, compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas, implementation of drainage, toxics and non-native species guidelines pertaining to the Urban/Wildlands Interface in Section 6.1.4 of the MSHCP, and compliance with Section 6.3.2 of the MSHCP pertaining to Burrowing Owl Survey Area requirements.

Mitigation Measure MM-BIO-1:

Manufactured slopes proposed as part of the interim Project and commercial buildings proposed as part of the ultimate Project that are within 300 feet or less of suitable least Bell's vireo habitat shall be constructed above the avoided habitat, with a vertical difference ranging from approximately eight to ten feet. Since noise is known to travel less efficiently downhill as it does uphill, the manufactured slopes are intended aid in shielding any ambient noise generated from the use of future commercial buildings after implementation of the ultimate Project.

Mitigation Measure MM-BIO-2:

A physical noise barrier in the form of a cinderblock wall shall be installed as part of the ultimate Project design to limit any additional ambient noise that may arise as a result of the future commercial development pursuant to recommendations from a qualified biologist. The cinderblock wall shall be installed along Drainage A where permanent impacts are proposed within 300 feet or less of suitable least Bell's vireo habitat to separate the ultimate Project footprint from the suitable habitat. The cinderblock wall shall be no less than 6 feet tall and will be installed at the top of a 5-foot slope. The cinderblock wall shall be constructed outside of the least Bell's vireo breeding season (March 1 through August 31).

Mitigation Measure MM-BIO-3:

Future buildings proposed as part of the ultimate Project that are within 300 feet or less of suitable least Bell's vireo shall be oriented in a way that the backs of the buildings will help act as an additional noise

barrier and ambient noise generated from the future commercial buildings will be directed away from the avoided least Bell's vireo habitat pursuant to recommendations from a qualified biologist.

Mitigation Measure MM-BIO-4:

The following avoidance and minimization measures shall be adopted to avoid impacts to the least Bell's vireo, if present, during construction and following completion of construction:

Prior to and During Construction

Ground-disturbing activities, including grubbing, grading, clearing, and construction of cinderblock wall, shall be scheduled outside of the least Bell's vireo breeding season (March 1 through August 31).

If ground-disturbing activities are scheduled during the least Bell's vireo breeding season, then the follow measures shall be taken:

1) A biological monitor shall identify a 300-foot avoidance buffer from suitable least Bell's vireo habitat if construction occurs during the breeding season. The biological monitor shall be present during any ground disturbance conducted within the breeding season to observe the birds' behavior. The construction supervisor shall be notified if the ground-disturbing activities appear to be altering the birds' normal breeding behavior. Ground disturbance shall cease until additional minimization measures have been performed. Measures may include, but are not limited to, limitation on the use of certain equipment, placement of equipment, restrictions on the simultaneous use of equipment, increasing the height of the erected sound barrier, or other noise attenuation methods as deemed appropriate by the biologist. If the birds' behavior is still altered from normal breeding behavior, ground distance shall cease until RCA (and CDFW and USFWS, if required) is contacted to discuss alternative methods.
   If ground disturbance occurs within or adjacent to the 300-foot avoidance buffer, a qualified acoustician shall be retained to determine ambient noise levels and project-related noise levels at the edge of suitable habitat. The need for sound monitoring shall be recommended by the biological monitor based on the presence of nesting individuals and observation of the birds' behavior. Noise levels at the edge of the suitable habitat shall not exceed an hourly average of 60 decibels (dB[A]), or a 3 dB(A) increase in noise levels if ambient noise levels exceed 60 dB(A). If project-related noise levels at the edge of the suitable habitat are above 60 dB(A) or the 3 dB(A) increase in noise occurs, additional minimization measures shall be taken to reduce project-related noise levels to an acceptable level as determined by the biological monitor. If additional measures Larchmont Business Park 100 ESA PCR Biological Resources Assessment October 2016, Revised January 2018 do not decrease project-related noise levels below the thresholds described above, ground disturbance shall cease until RCA (and CDFW and USFWS, if required) is contacted to discuss alternative methods. Written documentation shall be prepared and submitted to RCA (and CDFW and USFWS, if required) on completion of construction during the breeding season to outline any monitoring activities.
2) Construction limits in and around any occupied least Bell's vireo habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.
3) Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the Project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures.
4) All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the City of Murrieta.
5) During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the occupied least Bell's vireo habitat.

6) The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all Project construction occurring during the breeding season.

Post Construction

1) Access to occupied habitat areas shall be restricted to conservation activities only. Signs shall be installed prohibiting public access, including dogs.
2) All night lighting associated with the development shall be directed away from occupied habitat areas. The Project shall be designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting (e.g., to light up equipment for security measures) shall be shielded or directed away from the occupied habitat areas and are not to exceed City of Murrieta (City) standards. Monitoring by a qualified lighting engineer (attained by the Project applicant and subject to spot checking by local municipality staff) shall be conducted as needed to verify compliance with the City standards within identified occupied least Bell's vireo habitat following construction. If City standards are exceeded, the lighting engineer shall make operational changes and/or install a barrier to alleviate light levels during the breeding season.

Mitigation Measure MM-BIO-5a:

Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain a Section 1602 Streambed Alteration Agreement from CDFW. Off-site mitigation for permanent impacts to CDFW jurisdictional streambeds is proposed at a 4:1 ratio through the purchase of a minimum 1.192 acres of off-site streambed mitigation credits. Compensatory mitigation will include the purchase of riparian or wetland preservation credits through the Skunk Hollow Mitigation Bank located within the Santa Margarita Watershed. The Skunk Hollow Mitigation Bank is located within the MSHCP Plan Area and approved by CDFW. Purchase of mitigation credits through the Skunk Hollow Mitigation Bank shall occur prior to any impacts to jurisdictional drainages.

The avoided CDFW jurisdictional streambed totaling 2.669 acres shall be protected through an appropriate legal preservation mechanism, such as a deed restriction or conservation easement. The preservation mechanism shall not inhibit the City of Murrieta's ability to implement future hydraulic improvements to Larchmont Channel. The legal preservation mechanism shall be reviewed by CDFW prior to being finalized.

Mitigation Measure MM-BIO-5b:

Off-site mitigation for permanent impacts to MSHCP Riparian/Riverine Areas is proposed at a 4:1 ratio through the purchase of a minimum 1.192 acres of off-site streambed mitigation credits. Compensatory mitigation will include the purchase of riparian or wetland preservation credits through the Skunk Hollow Mitigation Bank located within the Santa Margarita Watershed. The Skunk Hollow Mitigation Bank is located within the MSHCP Plan Area and approved by CDFW. Purchase of mitigation credits through Skunk Hollow Mitigation Bank shall occur prior to any impacts to jurisdictional drainages.

The avoided MSHCP Riparian/Riverine Areas totaling 2.669 acres shall be protected through an appropriate legal preservation mechanism, such as a deed restriction or conservation easement. The preservation mechanism shall not inhibit the City of Murrieta's ability to implement future hydraulic improvements to Larchmont Channel. The legal preservation mechanism shall be reviewed by CDFW prior to being finalized.

Mitigation Measure MM-BIO-6:

Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the Project applicant shall demonstrate to the satisfaction of the City of Murrieta that either of the following has been or will be accomplished:

1) Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.
2) Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before the commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified, and/or other recommendations proposed as determined appropriate by the biological monitor to ensure no adverse effects to nesting birds.

Please also reference **Standard Conditions SC-HYD-1** and **SC-HYD-2**.

Cultural Resources

Standard Condition SC-CUL-1:

Section 7050.5 of the California Health and Safety Code requires a contractor to immediately stop work in the vicinity of the discovery and notify the County Coroner. The Coroner must then determine whether the remains are human and if such remains are human, the Coroner must determine whether the remains are or appear to be of a Native American. If deemed potential Native American remains, the Coroner contacts the Native American Heritage Commission to identify the most likely affect tribe and to initiate property recovery of such remains.

Mitigation Measure MM-CUL-1:

In the event cultural resources are discovered: 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 cultural 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. A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center and the appropriate tribe within 60 days of completion of monitoring.

Mitigation Measure MM-CUL-2:

Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project permittee/owner shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

The Project Archaeologist, in consultation with interested 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:

1. Project grading and development scheduling;
2. The development of a rotating or simultaneous schedule in coordination with the permittee/owner and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists; and
3. The protocols and stipulations that the permittee/owner (Developer), 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 MM-CUL-3:

Native American Monitoring: Professional 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 Developer/Applicant and a Native American Monitor shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of cultural resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known 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; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on-site.

Mitigation Measure MM-CUL-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, if feasible. Preservation-In-Place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource.
2. On-site reburial of the discovered items as detailed in the Monitoring Plan required pursuant to Mitigation Measure CUL-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.
3. 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 mitigation for 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 Part 79 and therefore would be professionally 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; and,
    b. 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 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 mitigation measure 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 interested tribes.

Mitigation Measure MM-CUL-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 within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the agreement described in CUL-3.

Geology and Soils

Standard Condition SC-GEO-1:

All Project design shall be subject to the seismic design criteria of the most recent edition of the California Building Code (CBC), contained in Title 15 (Buildings and Construction) of the City of Murrieta Municipal Code.

Standard Condition SC-GEO-2:

All Project design shall be subject to the seismic design criteria contained in the Project-specific *Geo Investigation*.

Greenhouse Gas Emissions

None.

Hazards and Hazardous Materials

Please reference **Standard Conditions SC-HYD-1** and **Standard Condition SC-TR-1**.

Hydrology and Water Quality

Standard Condition HYD-1:

Pursuant to the Murrieta Municipal Code §8.36 (Stormwater and Runoff Management and Drainage Controls), new development or redevelopment projects shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The Director of Public Works will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

Standard Condition HYD-2:

The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

Please also reference **Standard Condition SC-AQ-1**.

Land Use and Planning

Please reference **Standard Condition SC-BIO-1**, **Standard Condition SC-BIO-2**, **Mitigation Measure MM-BIO-1** through **Mitigation Measure MM-BIO-6**, **Standard Conditions SC-HYD-1**, and **SC-HYD-2**.

Mineral Resources

None.

Noise

Standard Condition SC-NOI-1:

Section 16.30.130 of the City of Murrieta Noise Ordinance (Section 16.30.130) regulates construction noise. Section 16.30.130 prohibits noise generated by construction activities between the hours of 7:00 p.m. and 7:00 a.m. and on Sundays and holidays. Construction activities shall not be conducted in a manner that the maximum noise levels at the affected structures will not exceed those listed in Table 5.7-3, City of Murrieta Construction Noise Standards. All work will be performed between the hours of 7:00 a.m. and 7:00 p.m. The maximum noise allowed would be 85 A-weighted decibel (dBA) for mobile equipment and 70 dBA for stationary equipment.

Population and Housing

None.

Public Services

Please reference **Mitigation Measure MM-AQ-2**.

Recreation

None.

Transportation / Traffic

Standard Condition SC-TR-1:

Trucks entering and existing the site will be required to obey with the City's vehicle laws and any traffic control plan (TCP), designed to mitigate any construction circulation impacts.

Please also reference **Mitigation Measure MM-AQ-2**.

Tribal Cultural Resources

Please reference **Standard Condition SC-CUL-1** and **Mitigation Measures MM-CUL-1** through **MM-CUL-5**.

Utilities and Service Systems

Please reference **Standard Conditions SC-HYD-1** and **SC-HYD-2**.

REFERENCES

Murrieta General Plan (GP)
https://www.murrietaca.gov/departments/planning/general.asp

Murrieta GP Environmental Impact Report
https://www.murrietaca.gov/departments/planning/general.asp

Murrieta City Ordinance/Municipal Code
http://library.amlegal.com/nxt/gateway.dll/California/murrieta_ca/murrietacaliforniamunicipalcode?f=templates$fn=default.htm33.0$vid=amlegal:murrieta_ca

SCAQMD Rule 402
http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf

SCAQMD Rule 403
http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf

Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008
http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lstmethodology-document.pdf

A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos
ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/ofr_2000-019.pdf

Riverside County Multiple Species Habitat Conservation Plan
http://rctlma.org/Portals/0/mshcp/volume1/index.html

California Native Plant Society List
http://www.cnps.org/cnps/grownative/lists.php

Stephens' Kangaroo Rat Habitat Conservation Plan
http://www.skrplan.org/skr.html

California Natural Diversity Database
https://www.wildlife.ca.gov/Data/CNDDB

Section 1602 of the California Fish and Game Code
https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=3784

Sections 404/401 of the Clean Water Act
https://www.epa.gov/cwa-404/clean-water-act-401-handbook-2010

Migratory Bird Treaty Act (16 U.S.C. 703 et seq.)
https://www.law.cornell.edu/uscode/text/16/703

Wildlife Code Section 3503
http://www.dfg.ca.gov/wildlife/nongame/regcode.html

Riverside County Transportation and Land Management Agency
http://rctlma.org/

Habitat Assessment & Negotiation Strategy
http://rctlma.org/epd/Forms-Applications/HANS

California Building Code
https://archive.org/details/gov.ca.bsc.title24.2016.02.1

Uniform Building Code (1994)
http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf

Murrieta Climate Action Plan
https://www.murrietaca.gov/civicax/filebank/blobdload.aspx?BlobID=5253

Murrieta Unified School District
http://www.murrieta.k12.ca.us/cms/lib5/CA01000508/Centricity/Domain/44/20162017%20District%20Map.pdf

City of Murrieta Traffic Impact Analysis Preparation Guide (October 2013)
http://www.murrietaca.gov/civicax/filebank/blobdload.aspx?BlobID=3016

City of Murrieta General Plan 2035 Circulation Map
https://www.murrietaca.gov/civicax/filebank/blobdload.aspx?BlobID=5181

Riverside County Transportation Commission Congestion Management Program
http://www.rctc.org/planning/congestion-management

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