



INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

20-Acre Passive Park (CIP 099)

Lead Agency:

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

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APPENDICES

1. **Appendix 1** – Air Quality and Greenhouse Gas Emissions Assessment, PlaceWorks (April 24, 2024)
2. **Appendix 2** – Health Risk Assessment, PlaceWorks (April 24, 2024)
3. **Appendix 3** – Biological Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, ECORP Consulting, Inc. (April 2024)
4. **Appendix 4** – Archaeological Resources Inventory Report for the 20-Acre Passive Park Project, ECORP Consulting, Inc. (May 2024)
5. **Appendix 5** – Geotechnical Evaluation Report, GeoTek, Inc. (June 18, 2024)
6. **Appendix 6** – Soils Report, Waypoint Analytical (August 17, 2023)
7. **Appendix 7** – Noise Modeling, PlaceWorks (May 2024)

Note to Reader: The Initial Study and appendices are available on the City’s Environmental Documents Center webpage at the following web address: (<https://www.cityofwildomar.org/212/Environmental-Documents-Center>).

The documents can also be viewed here:

City of Wildomar, Community Development Department

23873 Clinton Keith Road, Suite 110

Wildomar, CA 92595

Hours: Monday–Thursday, 8 a.m. – 5 p.m. (closed Fridays)

I. INTRODUCTION AND PROJECT DESCRIPTION

Project Summary

This project proposes to construct a 20-acre passive park¹ with 65 parking spaces in two lots, one in the northern portion of the project site via Gierson Avenue and the other at the southwestern corner of the site along Palomar Street. The proposed project would include amenities such as an interpretive panel, raptor perch, solar lighting, bike racks, a butterfly/pollinator garden, information kiosks, drinking fountains, pet stations, a network of trails, picnic tables, exercise stations, a disk golf course, bird observation area, bench seating, a community garden, lawn playfield, shade structures, bridge crossing, gates, restrooms, and natural drainage swales.

Purpose and Project Overview

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

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

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

In addition to the proposed project site, the City will construct frontage improvements on Gierson Avenue and Palomar Street, which would include curb, gutter, sidewalk, and inlet improvements, as well as extending Gierson Avenue and widening Palomar Street to create access into the project site.

II. EXISTING CONDITIONS

Project Site

Project Location

The project site is east of Palomar Street and south of Gierson Avenue. To the west of the project site is a drainage channel. The project site consists of a 20-acre parcel forming a triangular shape and is comprised of all of Assessor's Parcel Number (APN) 380-050-025 and a portion of APN 380-050-027. Interstate 15 (I-15) is approximately 0.5-mile east of the project site. Regional and local vicinity maps of the project site are shown in **Figure 1**, Regional Location, and **Figure 2**, Local Vicinity. An aerial photograph of the site is shown in **Figure 3**, Aerial Photograph.

¹Passive recreation refers to recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational activities place minimal stress on a site's resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection (EPA 2024a).

Surrounding Area

The area surrounding the project site includes residential uses, a preschool, and vacant land. The General Plan Land Use designation for the project site and the surrounding properties to the northeast, east, south, and west is Medium Density Residential (MDR); and the Land Use designation of the property to the northwest of the project site is Very High Density Residential (VHDR) with a Community Center overlay. The zoning district for the project site and surrounding properties to the northeast, south, and west is Rural Residential (R-R); the properties to the east are zoned Residential (R-1); and the properties to the northwest are zoned General Residential (R-3). Under the Proposed General Plan, the project site would be designated Open Space Recreation (OS-R) and zoned Open Space (OS).

Access

Regional access to the project site is provided by I-15 located approximately 0.5-mile east. Access to the project site is via Gierson Avenue and two pedestrian bridges along the western portion of the site.

Physical Setting

The project site is undeveloped and includes trees, exposed soils, natural vegetation, irrigation, unimproved walking trails, and natural drainages. Pepper trees line the northern, eastern, and southern perimeters of the site. The project site's existing conditions are shown in **Figure 3**, Aerial Photograph.

Conservation

The project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell (WRCRCA 2024).

Natural Hazards

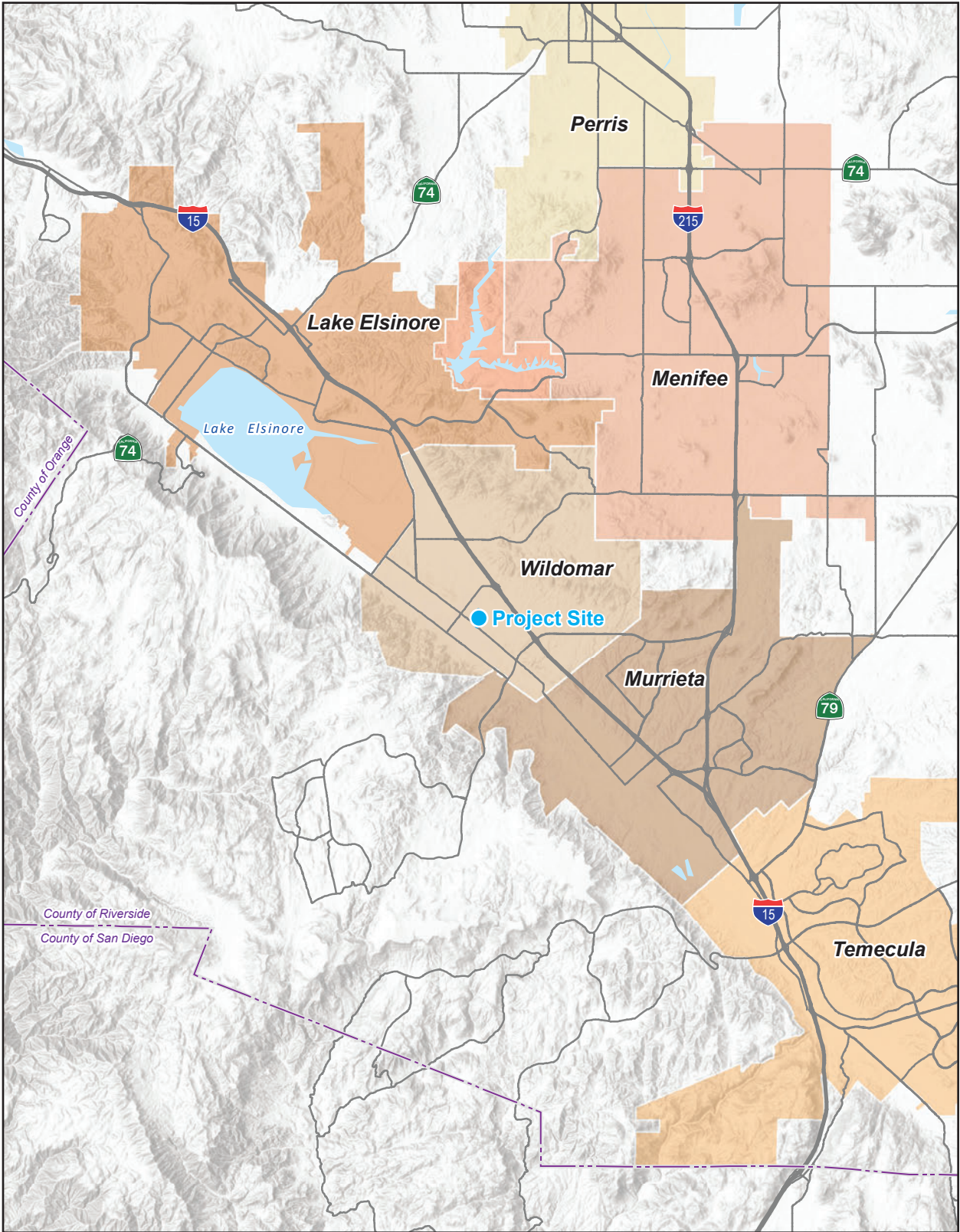
The project site is within an Alquist-Priolo Earthquake Zone, and the Wildomar Fault traverses the site (CDC 2024a). The project site is within the Elsinore Fault Zone (CDC 2024a). The project site is not within a Very High Fire Hazard Severity Zone (VHFHSZ) for a Local Responsibility Area (LRA) or a State Responsibility Area (SRA) (CAL FIRE 2024). The western portion of the project site, which generally corresponds to the location of the drainage channel, is within the Federal Emergency Management Agency (FEMA) designated Flood Zone A, which is an area with one percent annual change of flooding (FEMA 2008).

Regulatory Setting

The City of Wildomar land use plan designates this site as Medium Density Residential (MDR). The project site is zoned R-R. According to Wildomar's Municipal Code Chapter 17.16, a plot plan is needed to develop a park in the R-R zone. Approval of the proposed project plans will become the Plot Plan.

The City is in the process of updating the General Plan and development code. The update is anticipated to be complete before the end of 2024 and will be completed before this proposed project is constructed. As such the analysis in this document includes reference to the existing *and* the proposed General Plan and Zone District, demonstrating compliance with both. Under the Proposed General Plan, the project site would be designated Open Space Recreation (OS-R) and zoned Open Space (OS).

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap 2024.



Figure 2 - Local Vicinity



Project Boundary

Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap 2024.

0 2,000
Scale (Feet)



Figure 3 - Aerial Photograph



Project Boundary

0 325
Scale (Feet)



Source: Nearmap 2024.

PlaceWorks

III. PROJECT DESCRIPTION

This project proposes to construct a 20-acre passive park with approximately 65 parking spaces in two separate lots, one in the northern portion of the project site via Giersen Avenue and the other at the southwestern corner of the site along Palomar Street. The proposed project would include amenities such as an interpretive panel, raptor perch, solar lighting, bike racks, butterfly/pollinator garden, information kiosks, drinking fountains, pet stations, a network of trails, picnic tables, exercise stations, a disk golf course, a bird observation area, bench seating, community garden, lawn playfield, shade structures, a bridge crossing, gates, restrooms, and natural drainage swales. **Figure 4**, Conceptual Site Plan, shows the locations of these uses on the project site.

Amenities

As shown in **Figure 4**, Conceptual Site Plan, the park would include a trail network that loops throughout the project site. Four exercise stations would be located throughout the park, adjacent to the trails. Picnic tables and shade trees would also be located along the trails throughout the project site. The proposed project would include drinking fountains, restroom, trash receptacles, solar lighting, park monument signage, and landscaping.

A 28,992-square-foot community garden and 720-square-foot storage shed (total 32,670 square feet) would be constructed at the northeastern corner of the project site, east of the bird observation area and parking lot. The bird observation area would include a boardwalk, a seating area, a raptor perch, and an interpretive panel on bird species. The community garden would include vegetable beds, citrus groves, bedding material bins, a storage shed, potable water, hose bibs, and perimeter fencing with multiple pedestrian access gates, and one vehicular access gate north of the garden.

The central lawn playfield and six-tee box 18-hole disc golf course would be located south of the community garden and bird observation area. The central lawn playfield would include a shade structure and picnic area. Prefabricated public restroom buildings would be located at the northern parking lot/community garden, central lawn playfield, and southwestern parking lot. West of the central lawn playfield is a timber stair trail access.

On the western portion of the site are two existing bridges; the proposed project would construct an additional bridge crossing at the southwestern portion of the site over the existing drainage channel to provide access to the park. A drinking fountain, restroom, and bike rack would be installed in the southwestern parking lot.

The butterfly/pollinator gardens would be at the southwestern portion of the project site and include an interpretive panel and drinking water fountain. An information kiosk would be located at the southwestern entrance of the project site, west of the parking lot.

Natural Drainage Swales

Two existing natural drainage swales onsite would be enhanced with proposed plantings to remove pollutants and maintain the natural aesthetic of the site. Boulders and cobbles would be strategically placed along swales to minimize erosion and stabilize flow lines.

Pedestrian Facilities

As shown in **Figure 4**, Conceptual Site Plan, two bridge crossings currently exist on the western portion of the site, with an additional bridge crossing proposed at the southwestern portion of the site. In addition to these bridges, the extensive trail network throughout the site would provide pedestrian access to and from the parking lots. Staired trail access is provided in the western portion of the site, west of the central lawn area. Additionally, the boardwalk in the northern portion of the site would enable pedestrians to access the bird observation area.

Landscaping

The proposed project would preserve natural vegetation, to the extent feasible, and enhance the landscaping on the site. The existing pepper trees along the eastern and southern boundaries of the site would remain and provide privacy screening. Trees would be planted throughout the site to provide shade along the trails. Landscaping would consist of climate-appropriate trees, shrubs, and groundcover plant species varying in size throughout the project site. The project site would include grass in the central playfield. Pollinator-friendly native plants would be planted in the butterfly/pollinator garden. Native riparian woodland would be planted along the drainage corridor at the western portion of the site. In addition, native plantings on the site would be left undisturbed around trails. Landscaping onsite will be approved by the City before the installation of landscaping.

Fencing and Gates

A perimeter chain link fence would be constructed along the southern property line of the project site. The community garden would include railed vinyl fencing with mesh screening to deter pests. The northern parking lot would include fencing at the southern boundary of the parking lot, separating the parking lot from the boardwalk and bird observation area.

Lighting

The proposed project would include lighting along the improved street frontage and parking areas. The proposed project may also include solar and LED lights along trails and within the landscaped areas of the project site. All lighting as part of the proposed project would be required to comply with the City's Light Pollution/Dark Sky Ordinance.

Access and Parking

Access to the project site would be provided via four access points: one vehicular access at the northern portion of the site via Gierson Avenue, one vehicular access at the southwestern portion of the site via Palomar Street, and two pedestrian access points via the existing bridge crossings along the western portion of the site. The proposed project would add another bridge to connect the new parking lot on Palomar Street to the project site. The City has established an Emergency Access easement at the existing bridge crossing from the Anne Sullivan access road. The easement allows for permanent emergency access and temporary access from Palomar Street (Wildomar 2023). Emergency access to the site would be provided via the driveways at Gierson Avenue and Palomar Street.

The proposed project would include a total of approximately 65 parking spaces. The northern gravel parking lot would include a total of 40 spaces, with three ADA spaces and eight electric vehicle (EV) spaces,

and would provide a connection to an overflow gravel parking lot that would accommodate weekend visits or special events. The southwestern parking lot would include approximately 25 parking spaces with two ADA spaces and four EV spaces. Bike racks and lockers would be included in both parking lots.

At project completion, the proposed project is anticipated to generate a total of 16-weekday trips with one peak AM trip and two peak PM trips, a total of 39 Saturday trips with six peak hour trips, and a total of 44 Sunday trips with six peak hour trips.

Water/Sewer/Solid Waste

Water and sewer services would be provided by Elsinore Valley Municipal Water District, electrical power services by Southern California Edison, and natural gas services by Southern California Gas. The project site is currently vacant and therefore would require the installation of all utilities per the requirements of the service providers. Additionally, all solid waste onsite will be handled, collected, transported, and disposed of in accordance with the City's requirements.

Sustainable Design Features

The project proposed would be designed to preserve the natural topography to the extent possible, including the preservation of natural drainage courses throughout the project site as well as constructing a pedestrian bridge, stairs, and culvert crossing, instead of grading. The proposed project would primarily use reclaimed water for irrigation. Decomposed granite would be used on the trails, the northern parking lot would consist of gravel, and the southwestern parking lot would consist of porous concrete/asphalt. The proposed project would also enhance the existing natural drainage swales by incorporating native plantings which would help to reduce water flow, minimize erosion, and filter pollutants. Other sustainable design features would include erosion and sediment control, native soils for trails, and solar panels for lighting.

Phasing

The proposed project would be built in two phases. The first phase involves the rough grading of the project site, and the construction of the initial amenities such as parking lots; walking trails; landscaping; fencing; basic site amenities such as picnic tables, bike racks, and signage; and critical park infrastructure including electrical and water utilities. The first phase would also include a street extension at Gierson Avenue. Phase two would include the completion of the other site amenities/features. The City may create additional phases as needed to complete the planned improvements based on available funding.

Offsite Improvements

Street improvements along Gierson Avenue and Palomar Street would include lighting, curb, gutter, sidewalk, and inlet improvements. Improvements also include extending Gierson Avenue and widening Palomar Street to create access to the project site as shown in **Figure 4**, Conceptual Site Plan.

Operation

The Community Services Department would oversee the maintenance and repairs of the proposed project. As with all City-owned parks, inventories of park structures, landscaping, and park amenities are

recorded; the report includes photos, possible hazards and signs of vandalism, indication of janitorial services, documentation of broken and damaged equipment, and reporting on follow-up actions.

Daily janitorial services would be provided and include removal of debris from trash receptacles, litter removal, graffiti abatement, periodic pressure washing, and restroom cleaning. Landscape services would be provided on a weekly basis and include shrub, turf, sidewalk, and parking lot maintenance, as well as minimal tree trimming.

City-owned parks are closed nightly by security guards, following a walk-through of the park, documentation of hazards/vandalism, informing individuals who are still at the park at closing time to vacate, locking public restrooms, and securing barrier gates. City-authorized security conducts after-hours monitoring of park locations, including periodic checks and an electronic reporting system that generates a report. Periodically, local law enforcement is temporarily stationed at parks; both police and fire officials are informed on emergency access points at City parks during non-operational hours. City maintenance staff and contractors are required to submit all concerns, incidents, and reports to the Community Services Department.

Figure 4 - Conceptual Site Plan



Exercise Stations (4)

Source: Architerria Design Group

IV. EXECUTIVE SUMMARY

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

Table ES-1 Project Impact and Mitigation Summary				
3. Air Quality				
c) Expose sensitive receptors to substantial pollutant concentrations?				
Level of Significance without Mitigation	Potentially Significant	Resulting Significance	Level of	Less Than Significant With Mitigation Incorporated
AQ-1	The City’s Public Works Department shall incorporate the following to reduce air pollutant emissions during construction activities: - Construction activities at the project site shall specify use of off-road equipment that meets the United States Environmental Protection Agency (US EPA) Tier 4 interim or stricter emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated that such equipment is not available. In the event the equipment is not available, as demonstrated by the contractor, Tier 3 equipment retrofitted with a California Air Resources Board’s (CARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS) shall be required. - During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City's Building & Safety Department. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to and verified by the City Community Development Department. <i>Timing/Implementation: During construction activities</i> <i>Enforcement/Monitoring: City of Wildomar Community Development Department</i>			
4. Biological Resources				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
Level of Significance without Mitigation	Potentially Significant	Resulting Significance	Level of	Less Than Significant With Mitigation Incorporated
BIO-1	Worker Environmental Awareness Program and Biological Monitor: Prior to the start of construction, a Worker Environmental Awareness Program (WEAP) will be			

Table ES-1 Project Impact and Mitigation Summary	
	developed by the City or the City’s consultant. A qualified biologist with experience with the sensitive biological resources in the region will present the WEAP to all personnel working in the project site (either temporarily or permanently) prior to the start of project activities. The WEAP may be videotaped and used to train newly hired workers or those not present for the initial WEAP. The WEAP will include but will not be limited to discussions of the sensitive biological resources associated with the Project, Project-specific measures to avoid or eliminate impacts to these resources, consequences for not complying with Project permits and agreements, and contact information for the lead biologist. Logs of personnel who have taken the training will be kept on the site at the construction or Project office. In addition to a WEAP, a qualified biologist (biological monitor) with experience monitoring for and identifying sensitive biological resources known to occur in the area will be present during initial ground-disturbing activities related to the Project (including fence installation and vegetation removal activities) as well as during ground-disturbing work in and around the natural drainages within the site. As required by Project permits, the qualifications of a biological monitor may need to be submitted to appropriate wildlife agencies for approval based on the resources the biologist will be monitoring. Biological monitoring duties will include, but are not limited to, conducting worker education training, verifying compliance with Project permits, and ensuring Project activities stay within designated work areas. The biological monitor will have the right to halt all activities in an affected area if a special-status species is identified in a work area and is in danger of injury or mortality. If work is halted by the biological monitor, work will proceed only after the hazards to the individual is removed and there is no longer a risk to the individual, or the individual has been moved from harm’s way in accordance with the Project’s permits and/or management/translocation plans. The biological monitor will take representative photographs of the daily activities and will also maintain a daily log that documents general Project activities and compliance with the Project’s permit conditions. Non-compliances will also be documented in the daily log, including any measures that were implemented to rectify the issue. <i>Timing/Implementation:</i> <i>Prior to the start of construction</i> <i>Enforcement/Monitoring:</i> <i>City of Wildomar Community Development Department</i>
BIO-2	Tree Preservation and Protection Policy. The Project shall adhere to the criteria and guidelines described within the City of Wildomar’s Landscape Design Standards and Guidelines, Section 7.1.4 in order to ensure the protection, preservation, and maintenance of established and healthy existing and protected trees. Tree protections specifications shall be included on the grading plans which include monitoring by a qualified arborist when working in proximity to protected trees. The

Table ES-1 Project Impact and Mitigation Summary

	qualified arborist shall implement measures to protect the root zone of oak trees and city-protected trees that may be impacted immediately adjacent to the Project impact areas, staging areas, and along ingress/egress roads. <i>Timing/Implementation:</i> Prior to the start of ground-disturbing activities <i>Enforcement/Monitoring:</i> City of Wildomar Community Development Department
BIO-3	Focused Survey and Preconstruction Survey for Burrowing Owls. Protocol-level surveys for burrowing owls shall be required in order to demonstrate consistency with the requirements of the MSHCP. Surveys are required to be performed during the breeding season (March 1 through August 31) as required under Part 2B of the MSHCP Burrowing Owl Survey Instructions, consisting of four separate surveys conducted throughout the project site, and within a 500-foot buffer surrounding the project site, where accessible, to determine if, when, and how the Survey Area is being used by burrowing owl. Additionally, a preconstruction survey shall be required within 30 days prior to site disturbance and shall be conducted within the project site and adjacent areas within 30 days prior to the start of ground-disturbing activities. The surveys shall follow the methods described in the Western Riverside MSHCP <i>Burrowing Owl Survey Instructions</i>. If Burrowing Owls and/or suitable Burrowing Owls burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified within the project site during the survey and impacts to those features are unavoidable, consultation with the RCA and CDFW will be required. <i>Timing/Implementation:</i> During the breeding season (March 1 through August 31) and 30 days prior to the start of ground-disturbing activities <i>Enforcement/Monitoring:</i> City of Wildomar Community Development Department
BIO-4	Preconstruction Surveys for Crotch Bumble Bee: If the Crotch bumble bee is no longer a Candidate or formally listed species under the California ESA at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species. If the Crotch bumble bee is legally protected under the California ESA as a Candidate or Listed species at the time ground-disturbing activities are scheduled to begin, preconstruction surveys shall be conducted in accordance with CDFW's Survey Considerations for California ESA Candidate Bumble Bee Species the season immediately prior to Project-related ground disturbing activities (including but not limited to vegetation clearing, fence installation, and grading). If the species is observed within the proposed project, coordination with CDFW shall be required to

Table ES-1 Project Impact and Mitigation Summary

BIO-5	develop appropriate avoidance and minimization measures and determine if an Incidental Take Permit would be necessary. <i>Timing/Implementation:</i> Prior to the start of ground-disturbing activities <i>Enforcement/Monitoring:</i> City of Wildomar Community Development Bat Protection - Tree Avoidance and Removal Process. Prior to the trimming or removal of any trees, a focused bat habitat assessment of the trees shall be conducted by a qualified bat biologist. If trees are scheduled to be removed (e.g., relocating)/modified (i.e., trimming) that were determined to be suitable for bat roosting, these activities shall be scheduled during one of the seasonal periods of bat activity, listed below, and when evening temperatures are not below 45°F, and rain is not over 0.5 inch in 24 hours: ■ September 1 to October 31 (preferred): This is after the maternity season but prior to winter torpor. ■ February 15 to March 31: After winter torpor but prior to the start of the maternity season 1. If trees with suitable bat roosting habitat are scheduled for removal or relocation outside of the maternity season, tree removal during the time periods and weather parameters described above using the two-step method shall be conducted: i. Prior to the two-step method, as much as feasible, vegetation and trees within the area that are not suitable for roosting bats will be removed first to provide a disturbance that might reduce the likelihood of bats using the habitat. ii. Two-step tree removal will occur over two consecutive days under the supervision of a qualified bat biologist. On Day 1, small branches and small limbs containing no cavity, crevice or exfoliating bark habitat on habitat trees (or outer fronds in the case of palm trees), as identified by a qualified bat biologist are removed first, using chainsaws only (i.e., no dozers, backhoes). The following day (Day 2), the remainder of the tree is to be felled/removed. (The intention of this method is to disturb the tree with noise and vibration and branch removal on Day 1. This should cause any potentially present day-roosting bats to abandon the roost tree after they emerge for nighttime foraging. Removing the tree quickly the next consecutive day should avoid reoccupation of the tree by bats). 2. If tree removal/modification must occur during the maternity season (April 1 to August 31), a qualified bat biologist shall conduct a focused emergence survey(s) of the tree(s) within 48 hours of scheduled work. If a maternity roost is located,
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Table ES-1 Project Impact and Mitigation Summary

whether solitary or colonial, that roost will remain undisturbed until after the maternity season or until a qualified biological monitor has determined the roost is no longer active

Timing/Implementation: Prior to the trimming or removal of any trees

*Enforcement/Monitoring: City of Wildomar Community Development Department/
Qualified Bat Biologist*

BIO-6

Preconstruction Survey for Nesting Birds. To the greatest extent practicable, ground-disturbing activities, including vegetation removal, shall be conducted outside of the nesting bird season (approximately September 1 through January 14) to avoid direct and indirect impacts to nesting birds. This will avoid violations of the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If seasonal avoidance cannot be implemented, it is recommended that ground-disturbing activities, including vegetation removal, be conducted outside of suitable habitat during the breeding season to the greatest extent possible. If Project-related activities cannot avoid the nesting bird season then preconstruction surveys, non-disturbance limit buffers, and biological monitoring during Project activities will be necessary to avoid impacts to nesting birds. A preconstruction survey for nesting birds is recommended prior to the commencement of ground-disturbing activities within the identified nesting bird season to avoid take of nesting birds. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (January 15 through August 31), a preconstruction survey for nesting birds shall be conducted by a qualified biologist who is experienced in the identification of avian species and conducting nesting bird surveys. The nesting survey shall include the project site and adjacent areas where Project activities have the potential to cause nest failure. The preconstruction survey shall be conducted no more than 3 days prior to the start of ground-disturbing activities within the bird breeding season. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be implemented to avoid potential Project-related impacts. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the Project biologist until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The width of the avoidance buffer will be determined by the Project biologist. The monitoring biologist will monitor the nest(s) during construction and document any findings. Once nesting is deemed complete by the Project biologist, work may resume within the avoidance buffer area.

Timing/Implementation: Prior to the start of ground-disturbing activities

Table ES-1 Project Impact and Mitigation Summary			
<i>Enforcement/Monitoring: City of Wildomar Community Development Department/Monitoring Biologist</i>			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure BIO-2 .			
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
BIO-7 Aquatic Resources Delineation: A formal Aquatic Resource Delineation shall be required in order to determine if the drainage features within the project site contain aquatic resources jurisdictional to the USACE, RWQCB, or CDFW, and to determine the acreage of MSHCP Riparian/Riverine resources present onsite. Impacts to jurisdictional waters require mitigation through habitat creation, restoration, or enhancement as determined by consultation with the regulatory agencies during the permitting process. Any impacts to CDFW jurisdiction would require a Section 1602 SAA from CDFW. Any impacts to Waters of the U.S. would require a Section 404 permit from the USACE. Impacts to Waters of the U.S. or State would also require a 401 Certification or Waste Discharge Requirements from the San Diego RWQCB. <i>Timing/Implementation: Prior to the start of ground-disturbing activities</i> <i>Enforcement/Monitoring: City of Wildomar Community Development Department</i>			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure BIO-5 and Mitigation Measure BIO-6 .			

Table ES-1 Project Impact and Mitigation Summary			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure BIO-2.			
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?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
BIO-8	Determination of Biologically Equivalent or Superior Preservation: A Determination of Biologically Equivalent or Superior Preservation shall be prepared, in conjunction with the Aquatic Resource Delineation, to address proposed impacts to MSHCP Riparian/Riverine resources located within the project site. Impacts to MSHCP Riparian/Riverine resources will require mitigation to be approved by the Wildlife Agencies. <i>Timing/Implementation:</i> Prior to the start of ground-disturbing activities <i>Enforcement/Monitoring:</i> City of Wildomar Community Development Department Implement Mitigation Measure BIO-3.		
5. Cultural Resources			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
CUL-1	Contractor Awareness Training. Prior to the start of construction activities, the City’s Public Works Department shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about federal and state regulations pertaining to cultural resources and tribal culturalresources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City’s Public Works Department of any occurrences; project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting, as determined appropriate by the		

Table ES-1 Project Impact and Mitigation Summary			
archaeologist. The training shall be provided to all construction supervisors, forepersons, and operators of ground disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City's Public Works Department as proof of compliance. <i>Timing/Implementation:</i> <i>Prior to the start of construction activities</i> <i>Enforcement/Monitoring:</i> <i>Construction Manager and City of Wildomar Public Works and Engineering Department and Community Development Department</i> TRI-1 through TRI-8 (see Tribal Cultural Resources, below).			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
CUL-2 Human Remains. If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s). <i>Timing/Implementation:</i> <i>During any ground-disturbing construction activities</i> <i>Enforcement/Monitoring:</i> <i>City of Wildomar Public Works and Engineering Department and Community Development Department</i> Implement Mitigation Measures TRI-7 and TRI-8 (see Tribal Cultural Resources, below).			
7. Geology and Soils			
a) i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			

Table ES-1 Project Impact and Mitigation Summary			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
GEO-1 The City's Public Works Department shall incorporate the recommendations from the Geotechnical Evaluation Report prepared by GeoTek, Inc. (Appendix 5) and the Final Soils Report prepared by Waypoint Analytical (Appendix 6), or as directed by the City Engineer, for the proposed project into project plans. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Evaluation Report and the Final Soils Report, and comply with all applicable requirements of the latest adopted version of the California Building Code. <i>Timing/Implementation:</i> During building plan check, prior to any ground-disturbing construction activities <i>Enforcement/Monitoring:</i> City of Wildomar Community Development Department and Public Works and Engineering Department			
a) ii) Strong seismic ground shaking?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure GEO-1			
b) Result in substantial soil erosion or the loss of topsoil?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure GEO-1			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure GEO-1			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			

Table ES-1 Project Impact and Mitigation Summary			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure GEO-1			
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
GEO-2 Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required. If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential. Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted. Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study. <i>Timing/Implementation: During ground-disturbing construction activities</i> <i>Enforcement/Monitoring: City of Wildomar Community Development Department and Public Works and Engineering Department</i>			

Table ES-1 Project Impact and Mitigation Summary			
9. Hazards and Hazardous Materials			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
HAZ-1 Prior to the issuance of building permits, the City's Public Works Department shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49. <i>Timing/Implementation: Prior to issuance of building permits</i> <i>Enforcement/Monitoring: City of Wildomar Building Department and Riverside County Fire Department</i>			
HAZ-2 Prior to the issuance of a certificate of occupancy, the City's Public Works Department shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182. <i>Timing/Implementation: Prior to issuance of certificate of occupancy</i> <i>Enforcement/Monitoring: City of Wildomar Building Department and Riverside County Fire Department</i>			
18. Tribal Cultural Resources			
a) i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
TRI-1 Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s)			

Table ES-1 Project Impact and Mitigation Summary

and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

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

Table ES-1 Project Impact and Mitigation Summary	
	archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council. <i>Timing/Implementation: During any ground-disturbing or construction activities</i> <i>Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department</i>
TRI-2	Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner

Table ES-1 Project Impact and Mitigation Summary	
	to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV Report. <i>Timing/Implementation: During grading activities</i> <i>Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department</i>
TRI-3	Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: - Project grading and development scheduling; - The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to

Table ES-1 Project Impact and Mitigation Summary

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

- c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and RPA will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Timing/Implementation: Prior to issuance of grading permit

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

TRI-4

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

Timing/Implementation: During ground-disturbing activities

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

TRI-5

Native American Monitoring (Soboba). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between

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

Table ES-1 Project Impact and Mitigation Summary			
<i>Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department</i> TRI-8 No-Build Easement or Similar Instrument. In the event that Native American artifacts are found and reburied within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s). <i>Timing/Implementation: Before Reburial of Native American Artifacts</i> <i>Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department</i> Implementation of Mitigation Measure CUL-2.			
a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures TRI-1 through TRI-8 , and CUL-2 .			
20. Wildfire			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures HAZ-1 and HAZ-2			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures HAZ-1 and HAZ-2			
Mandatory Findings of Significance			
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop			

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

VI. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Project Title:

20-Acre Passive Park

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

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

Cameron Luna, Associate Engineer, (951) 677-7751, ext. 245

4. Project Location:

The project is located east of Palomar Street and south of Gierson Avenue, and encompasses all of Assessor's Parcel Number (APN) 380-050-025 and a portion of APN 380-050-027 (see **Figure 3**).

5. Project Sponsor's Name and Address:

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

6. General Plan Designation:

Existing General Plan

Medium Density Residential (MDR)

Proposed General Plan

Open Space Recreation (OS-R)

7. Zoning:

Existing Zoning Code

Rural Residential (R-R)

Proposed Zoning Code

Open Space (OS)

8. Description of Project:

The project proposes to construct a 20-acre passive park with approximately 65 parking spaces in two separate lots, one in the northern portion and the other at the southwestern corner of the site along Palomar Street. The proposed project would include amenities such as an interpretive panel, raptor perch, solar lighting, bike racks, butterfly/pollinator garden, information kiosks, drinking fountains, pet stations, a network of trails, picnic tables, exercise stations, a disk golf course, a bird observation area, bench seating, community garden, lawn playfield, shade structures, a bridge crossing, gates, restrooms and natural drainage swales. **Figure 4**, Conceptual Site Plan, shows the locations of these uses on the project site.

9. Surrounding Land Uses and Setting:

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning
North	Vacant Land	Medium Density Residential (MDR)	Rural Residential (R-R)
		Very High Density Residential (VHDR) with a Community Center overlay	General Residential (R-3)
West	Residential and Institutional	Medium Density Residential (MDR)	Rural Residential (R-R)
East	Residential	Medium Density Residential (MDR)	Residential (R-1)
South	Residential and Vacant Land	Medium Density Residential (MDR)	Rural Residential (R-R)

10. Other Public Agencies Whose Approval May Be Required:

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

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

The City of Wildomar sent notice to tribes on February 26, 2024, that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 Native Americans: California Environmental Quality Act and Public Resources Code Section 21080.3.1. The City has completed consultations with Native American Tribes (please refer to Section VI.18 of the Initial Study, Tribal Cultural Resources).

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

On the basis of this initial evaluation:

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

City Representative



Matthew C. Bassi, Community Development
Director

Date

Applicant

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

Dan York, City Manager

Date

D. ENVIRONMENTAL ANALYSIS

1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (<i>Public views are those that are experienced from publicly accessible vantage point</i>). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

DISCUSSION

a) Less Than Significant Impact. The area surrounding the proposed project site includes residential uses, a preschool, and vacant land. Scenic vistas in the project vicinity include mountain ridgelines to the north, east, south, and west of the project site ranging from approximately 4,000 feet above mean sea level (amsl) to 10,000 feet amsl. The project site is surrounded by residential uses to the east and west, and vacant land to the north and south. The view of these mountain ridgelines is partially obstructed by trees, residential and institutional uses, and power lines. The proposed project would include limited structures such as restrooms and shade structures that would also be one story, and would not fully obstruct any scenic view or resource. Views of the surrounding ridgelines would not be obstructed from off-site viewpoints. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and this impact would be less than significant.

b) No Impact. There are no State Scenic Highways proximate to the project site. The nearest officially designated State Scenic Highway is the portion of State Route 74 (SR-74) that runs through San Bernardino

National Forest, which is approximately 28 miles northeast of the project site (Caltrans 2019). I-15 is an eligible scenic highway but is not designated as such. Additionally, the proposed project would not require the removal of any tree, rock outcropping, or historic building within a State Scenic Highway. Therefore, there are no impacts to scenic resources within a State Scenic Highway.

c) Less Than Significant Impact. The project site is bordered by a drainage channel to the west that separates the site from residential uses and a preschool, to the north and south of the site are vacant lots, and to the east of the site are residential uses. Structures on the project site would include shade structures and prefabricated restrooms buildings that would be proposed to be one story.

The proposed project would be consistent with the City of Wildomar Parks Master Plan, which was adopted in March 2015. Chapter 3, Parks Standards, of this Plan identifies standards for park facilities, including park amenities (e.g., benches, play equipment, and sports fields); and minimum number and design standards for the size, layout, and orientation of each park amenity. The proposed project is categorized as a community park (15-40 acres) because the proposed park would be 20 acres. Table 3.B: Quantity of Park Amenities by Park Type, of the Plan identifies specific design standards for amenities in parks, including design specifications for paths; number of benches, tables, shade structures, and size of play areas.

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

d) Less Than Significant Impact. The proposed project would result in new and increased sources of nighttime lighting and illumination including lighting within the parking areas, and improved street frontage. The proposed project may also include solar and LED lights along trails and within the landscaped areas of the project site. Chapter 8.64, Light Pollution, of the Wildomar Municipal Code, establishes limits on the types of fixtures and size of bulbs used in all aspects of development. The proposed project is required to comply with this ordinance, which is verified as part of the building permit application process and again during building and site inspections of the site to ensure that the project's lighting would not create significant impacts. Consistent with the City's lighting standards (Wildomar Municipal Code Section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. The project would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky pollution. Therefore, this impact is less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

2. Agriculture and Forestry Resources

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

DISCUSSION

a) No Impact. The project site is not designated under the State Farmland Mapping and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The northern and western portions of the project site are designated as Farmland of Statewide Importance and the remainder of the site is designated “Other Land” (CDC 2024b). The surrounding areas are designated “Other Land,” “Farmland of Local Importance,” and “Urban and Built-Up Land.” As the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, there would be no impact.

b) No Impact. The project site is not zoned for agricultural use by the City, nor are there any Williamson Act contracts on the project site (CDC 2024c). The project site is zoned as R-R (Rural Residential), and would be zoned Open Space (OS) under the Proposed General Plan. Therefore, no impact would occur.

c) No Impact. The project site is not designated as forestland or timberland by the City, and there is no forestland or timberland adjacent to these sites. The surrounding areas are designated “Other Land,” “Farmland of Local Importance,” and “Urban and Built-Up Land.” The area surrounding the project site includes residential uses, a preschool, and vacant land. Therefore, no impact would occur.

d) No Impact. The project site is zoned R-R (Rural Residential) and would be zoned Open Space (OS) under the Proposed General Plan. The project site is surrounded by built uses and vacant land. Implementation of the proposed project would not convert forestland to non-forest use or result in a loss of forestland. Therefore, no impact would occur.

e) No Impact. The project site does not contain forestland or unique farmland. The project site is surrounded by residential uses, a preschool, and vacant land. The proposed project would not result in the conversion of farmland to non-agricultural uses or forestland to non-forest uses. Therefore, there would be no impact.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?		✓		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

An Air Quality and Greenhouse Gas Emissions Assessment (PlaceWorks 2024a) and a Health Risk Assessment (HRA) was prepared by PlaceWorks (PlaceWorks 2024b), on April 24, 2024 (see **Appendix 1** and **Appendix 2**).

DISCUSSION

a) Less Than Significant Impact. Pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and State law under the National and California Clean Air Act, respectively. Air pollutants are categorized as primary and/or secondary pollutants. Primary air pollutants are those that are emitted directly from sources. Carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_x), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and lead (Pb) are primary air pollutants. Of these, all of them except for VOCs are “criteria air pollutants,” which means that ambient air quality standards (AAQS) have been established for them. The National AAQS (NAAQS) and California AAQS (CAAQS) are the levels of air quality considered to provide a margin of safety in the protection of public health and welfare. They are designed to protect those “sensitive receptors” most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (South Coast AQMD). The South Coast AQMD is required, pursuant to

the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment: ozone (O₃), coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}). An area designated as nonattainment for an air pollutant is an area that does not achieve the National or California AAQS for that pollutant.

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

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

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

Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. As indicated under Impacts 3(b) and 3(c), below, short-term construction and long-term operational emissions would not result in significant impacts based on the South Coast AQMD regional significance thresholds or LSTs. Therefore, the proposed project is determined to be consistent with the first criterion, and impacts would be less than significant.

Consistency Criterion 2

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

The City's General Plan designates the project site as Medium Density Residential (MDR) and the site has a zoning designation of Rural Residential (R-R). The proposed project is a 20-acre passive park that features an information kiosks, a network of trails, a disk golf course, playfield, restrooms, two parking lots, natural drainage swales, and several recreational amenities. Development of the site as a park is consistent with uses allowed under the R-R zone and City's 2015 Parks Master Plan.(Under the Proposed General Plan, the project site would be designated Open Space Recreation (OS-R) and zoned Open Space (OS) which would allow for park uses).

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

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

Construction Emissions

Construction activities associated with the proposed project would result in emissions of volatile organic compounds (VOCs), NO_x, CO, SO₂, PM₁₀, and PM_{2.5}. Emissions would result from site preparation, grading, vertical building construction (i.e., community garden storage shed, public restroom, information kiosk, and shade structure), paving, and architectural coating across two phases. A quantified analysis of the proposed project's construction emissions was conducted using the California Emissions Estimator Model (CalEEMod) Version 2022.1 based on information provided by the City and default equipment mix for each construction phase. While the construction schedule for the proposed project has not yet been determined, for the purposes of modeling, construction was assumed to start in April 2025 and last 17 months until September 2026, based on the default assumptions in the model.

While construction of the proposed project would involve grading of the entire project site during Phase 1, at the time this analysis was prepared, grading activities were anticipated to be split between Phases 1 and 2. It should be noted that because the emissions modeling contained herein accounts for grading of the entire site, and grading activities do not typically overlap with other construction activities, the maximum daily emissions shown in **Table 3-1**, Project Construction Regional Pollutant Emissions Summary, are representative of what would occur during construction.

As shown in **Table 3-1**, maximum daily emissions resulting from project construction would not exceed the maximum daily pollutant thresholds established by South Coast AQMD for emissions of any criteria pollutant. Therefore, criteria pollutant emissions generated during construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project

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

Table 3-1 Project Construction Regional Pollutant Emissions Summary							
Activity		Maximum Daily Pollutant Emissions (lbs/day)					
		VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
P1 Site Preparation	On-Site ¹	3.32	31.62	30.21	0.06	9.57	5.25
	Off-Site ²	0.08	0.62	1.16	0.01	0.30	0.08
	Subtotal	3.40	32.24	31.37	0.06	9.87	5.33
P1 Grading	On-Site ¹	3.21	29.72	28.31	0.07	5.51	2.64
	Off-Site ²	0.11	1.00	1.42	0.01	0.42	0.11
	Subtotal	3.31	30.72	29.73	0.08	5.93	2.75
P1 Paving	On-Site ¹	0.88	7.45	9.98	0.01	0.35	0.32
	Off-Site ²	0.07	0.11	0.86	0.01	0.15	0.04
	Subtotal	0.95	7.56	10.84	0.02	0.50	0.36
P1 Architectural Coating	On-Site ¹	3.13	0.88	1.14	0.01	0.03	0.03
	Off-Site ²	0.01	0.01	0.17	0.00	0.03	0.01
	Subtotal	3.14	0.89	1.31	0.01	0.06	0.04
P2 Site Preparation	On-Site ¹	3.32	31.62	30.21	0.06	9.57	5.25
	Off-Site ²	0.08	0.62	1.16	0.01	0.30	0.08
	Subtotal	3.40	32.24	31.37	0.06	9.87	5.33
P2 Grading	On-Site ¹	3.21	29.72	28.31	0.07	5.44	2.63
	Off-Site ²	0.14	3.94	2.12	0.03	1.17	0.36
	Subtotal	3.35	33.66	30.43	0.09	6.61	2.99
P2 Building Construction (2025)	On-Site ¹	1.13	10.40	13.00	0.02	0.43	0.40
	Off-Site ²	0.11	0.08	1.29	0.01	0.22	0.06
	Subtotal	1.24	10.48	14.29	0.03	0.65	0.46
P2 Building Construction (2026)	On-Site ¹	1.07	9.85	13.00	0.02	0.38	0.35
	Off-Site ²	0.10	0.08	1.20	0.01	0.22	0.06
	Subtotal	1.17	9.93	14.20	0.03	0.60	0.41
P2 Trenching (Paving)	On-Site ¹	0.76	7.12	9.94	0.01	0.32	0.29
	Off-Site ²	0.07	0.10	0.80	0.01	0.15	0.04
	Subtotal	0.83	7.22	10.74	0.02	0.47	0.33
P2 Architectural Coating	On-Site ¹	0.53	0.86	1.13	0.01	0.02	0.02
	Off-Site ²	0.02	0.01	0.26	0.00	0.05	0.01
	Subtotal	0.55	0.87	1.39	0.01	0.07	0.03
Total for Overlapping Phases ³		2.54	18.02	26.33	0.05	1.14	0.76
South Coast AQMD Regional Threshold		75	100	550	150	150	55

Threshold Exceeded?	NO	NO	NO	NO	NO	NO
¹ On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading PM ₁₀ and PM _{2.5} emissions show reduced values for fugitive dust for compliance with South Coast AQMD Rule 403, including watering disturbed areas a minimum of two times per day, reducing speed limit to 25 miles per hour on unpaved surfaces, replacing ground cover quickly, and street sweeping with Rule 1186-compliant sweepers. ² Offsite emissions from equipment operated on public roads. ³ Assume building construction (2026), architectural coating, and paving phases may overlap. Source: PlaceWorks 2024a (Appendix 1)						

Operational Emissions

Operational activities associated with the proposed project would result in emissions of VOCs, NO_x, CO, SO₂, PM₁₀, and PM_{2.5}. Operational emissions would be expected from area sources (e.g., landscape fuel use, aerosols, architectural coatings, and asphalt pavement), energy sources, and mobile sources.

As shown in **Table 3-2**, Summary of Regional Operational Pollutant Emissions, the proposed project's maximum daily emissions from on-going operations would not exceed the South Coast AQMD's regional significance thresholds. Therefore, criteria pollutant emissions generated during operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3-2 Summary of Regional Operational Pollutant Emissions						
Activity	Maximum Daily Pollutant Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Source ¹	0.12	0.01	0.05	0.01	0.01	0.01
Energy Usage ²	0.01	0.01	0.01	0.01	0.01	0.01
Mobile Source ³	0.01	0.01	0.10	0.01	0.02	0.01
Total Emissions	0.14	0.03	0.16	0.02	0.03	0.02
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment. ² Energy usage consists of emissions from generation of electricity and on-site natural gas usage. ³ Mobile sources consist of emissions from vehicles and road dust. Trip generation based on ITE Trip Generation Manual (11 th edition) for Public Park (Land Use Code 411). Source: PlaceWorks 2024a (Appendix 1)						

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

Localized Construction Impacts

Localized significance thresholds are based on the California AAQS, which are the most stringent AAQS to provide a margin of safety in the protection of public health and welfare. They are designated to protect sensitive receptors most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and people engaged in strenuous work or exercise. Screening-level LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu\text{g}/\text{m}^3$) could exceed the AAQS for criteria air pollutants for which the SoCAB is designated nonattainment. They are based on the size of the area disturbed, distance to the nearest sensitive receptor, and Source Receptor Area (SRA). The nearest existing off-site residential sensitive receptor are the single-family residences directly to the east of the project site. Other nearby sensitive receptors include the Wildomar Senior Assisted Living buildings to the northwest, Anne Sullivan Preschool & Transitional Kindergarten approximately to the west, and single-family residences to the south and west of the project site.

Table 3-3, Project Localized Construction Emissions, shows that the maximum daily on-site construction emissions (pounds per day) for NO_x , CO, PM_{10} , and $\text{PM}_{2.5}$ would be less than their respective South Coast AQMD screening-level LSTs. Therefore, project-related construction activities would not expose sensitive receptors to substantial criteria air pollutant concentrations, and impacts would be less than significant.

Table 3-3 Project Localized Construction Emissions				
Construction Activity	Emissions (lbs/day)			
	NO_x	CO	PM_{10}	$\text{PM}_{2.5}$
P1 Site Preparation	31.62	30.21	9.57	5.25
3.50 Acre LST	302.49	1,532.34	9.99	6.00
P1 Grading	29.72	28.31	5.51	2.64
4.50 Acre LST	348.16	1,820.65	11.99	7.33
P1 Paving and Architectural Coating	8.33	11.12	0.38	0.35
≤ 1.00 Acre LST	161.99	749.91	4.00	3.00
P2 Site Preparation	31.62	30.21	9.57	5.25
3.50 Acre LST	302.49	1,532.34	9.99	6.00
P2 Grading	29.72	28.31	5.44	2.63
4.00 Acre LST	325.32	1,676.50	10.99	6.67
P2 Building Construction (2025)	10.40	13.00	0.43	0.40
1.31 Acre LST	184.49	859.27	4.94	3.31
P2 Building Construction (2026)	9.85	13.00	0.38	0.35
1.31 Acre LST	184.49	859.27	4.94	3.31
P2 Building Construction (2026), Trenching (Paving), and Architectural Coating	17.83	24.07	0.72	0.66
1.31 Acre LST	184.49	859.27	4.94	3.31
Exceeds South Coast AQMD LST	NO	NO	NO	NO

Thresholds?				
Source: PlaceWorks 2024a (Appendix 1) ¹ Building construction (2026), architectural coating, and paving phases may overlap. ² Screening-level LSTs are based on receptors within 82 feet (25 meters) on a 21.13-acre project site in SRA 25.				

Localized Operation Impacts

Operation of the proposed project would not generate substantial quantities of emissions from on-site, stationary sources. Land uses that have the potential to generate substantial stationary sources of emissions that would require a permit from South Coast AQMD include industrial land uses, such as chemical processing and warehousing operations where substantial truck idling could occur on-site (CARB 2005). The proposed project does not fall within these categories of uses.

While operation of the proposed project, may result in the use of standard on-site mechanical equipment (e.g., heating, ventilation, and air conditioning units for the public restrooms) and occasional use of landscaping equipment for park maintenance, air pollutant emissions generated from these sources would be nominal (see **Table 3-2**). Therefore, on-site emissions generated from operation of the proposed project would not expose off-site sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.

Carbon Monoxide Hotspots

CO attainment in the South Coast Air Basin by the South Coast AQMD was analyzed as part of the South Coast AQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide. As part of the 1992 CO Plan, an analysis for CO "hot spots," adverse CO concentrations, was conducted for four intersections in Los Angeles at the peak morning and afternoon time periods. This hot spot analysis did not predict any violation of CO standards.

As discussed in Section VI.17, Transportation, the proposed project would generate a total of 16 weekday trips with two peak PM trips, a total of 39 Saturday trips with six peak hour trips, and a total of 44 Sunday trips with six peak hour trips.

The roadway with the highest traffic volume near the project site is Palomar Street, between Wildomar Trail and McVicar Street, which experiences up to an estimated 8,254 average vehicle trips daily (Wildomar 2019). The 1992 CO Plan showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Accounting for the project-generation vehicle trips and assuming all park users would drive down Palomar Street, between Wildomar Trail and McVicar Street, this roadway would experience an estimated 8,298 daily vehicle trips on Sundays². Therefore, as the traffic volumes at nearby roadways resulting from traffic generated by the proposed project do not exceed 100,000 vehicles per day, no CO hotspot modeling was performed, and no significant long-term air quality impact is anticipated. Moreover, the proposed project would incorporate offsite street improvements along Giersen Avenue and Palomar Street which could reduce

² 8,254 average daily trips + 44 project trips (Sunday) = 8,298 daily vehicle trips on Sundays

traffic congestion as park users would be able to walk to the project site and motorists/cyclists would be able to gain direct access to the project site through the proposed driveways. Therefore, project impacts associated with CO hot spots are less than significant.

Toxic Air Contaminants (TAC)

CONSTRUCTION TAC IMPACTS

The proposed project would elevate concentrations of TACs (i.e., DPM) in the vicinity of sensitive land uses during temporary construction activities, and at different levels depending on the type of activity. Construction modeling conservatively considered April 2025 to May 2025 for Phase 1 and May 2025 to September 2026 for Phase 2 construction activities based on preliminary data. While the exact timing of Phase 2 construction is unknown at the time this analysis was prepared, this HRA assumes the commencement of Phase 2 immediately following completion of Phase 1 so as to present a conservative assessment of potential impacts. This approach is considered conservative because assuming immediate commencement of Phase 2 assumes the most vulnerable receptors (i.e., infants and children) would be exposed to Phase 2 pollutant concentrations in earlier years of life when they are more sensitive to the health effects resulting from pollutant exposure.

The nearest existing off-site residential sensitive receptor are the single-family residences directly to the east of the project. Other nearby sensitive receptors include the Wildomar Senior Assisted Living buildings to the northwest, Anne Sullivan Preschool & Transitional Kindergarten approximately to the west, and single-family residences to the south and west of the project site. A site-specific construction HRA of TACs was prepared to quantify potential health risk emissions during construction (see Appendix 2). The results of the analysis are shown in **Table 3-4**, Construction Risk Summary.

Table 3-4 Construction Risk Summary ¹		
Receptor	Cancer Risk (per million)	Chronic Hazards
Residential MER	20	0.03
Assisted Living MER	<1	<0.01
Worker MER	<1	<0.01
Daycare MER	1	<0.01
Park MER	<1	<0.01
Preschool MER	2	0.01
Elementary School MER	<1	<0.01
High School MER	<1	<0.01
South Coast AQMD Threshold	10	1.0
Threshold Exceeded?	YES	NO
¹ In accordance with the 2015 Office of Environmental Health Hazard Assessment guidance, the calculated total cancer risk conservatively assumes that the risk for the Residential, Assisted Living, and Park MERs consist of a pregnant woman in the third trimester that subsequently gives birth to an infant during the construction period that was modeled; therefore, calculated risk values for age groups from third trimester through 2 years of age were multiplied by a factor of 10. MER = Maximally Exposed Receptor		

The results of the HRA are based on the maximum receptor concentration over an approximately one-year construction exposure for receptors.

- Cancer risk for the Residential Maximally Exposed Receptor (MER) from construction activities related to the proposed project was calculated to be 20 in a million and would exceed the 10 in one million significance threshold.
- Cancer risk for the Preschool MER from construction activities related to the proposed project was calculated to be 2 in one million and would not exceed the 10 in one million significance threshold.
- Cancer risk for the Assisted Living, Worker, Park, Elementary School, and High School MERs from construction activities would each be less than 1 in one million and would not exceed the 10 in a million significance threshold.
- For noncarcinogenic effects, the chronic hazard index identified for each toxicological endpoint totaled less than one for all off-site sensitive receptors. Therefore, chronic noncarcinogenic hazards are less than significant.

Because cancer risks for all the Residential MER would exceed the South Coast AQMD significance thresholds, Mitigation Measure AQ-1, which would require the use of Tier 4 Interim-certified construction equipment for all off-road engines greater than 50 horsepower, would be necessary to reduce impacts to less than significant levels.

Table 3-5, Mitigated Construction Risk Summary, provides the calculated risk at the Residential MER resulting from implementation of Mitigation Measure AQ-1. As shown, incorporation of Mitigation Measure AQ-1 would reduce impacts to below the South Coast AQMD's cancer risk significance threshold of 10 in one million.

Table 3-5 Mitigated Construction Risk Summary ¹		
Receptor	Cancer Risk² (per million)	Chronic Hazards²
Residential MER	<1	<0.01
South Coast AQMD Threshold	10	1.0
Threshold Exceeded?	NO	NO
¹ In accordance with the 2015 Office of Environmental Health Hazard Assessment guidance, the calculated total cancer risk conservatively assumes that the risk for the Residential and Park MERs consist of a pregnant woman in the third trimester that subsequently gives birth to an infant during the construction period that was modeled; therefore, calculated risk values for age groups from third trimester through 2 years of age were multiplied by a factor of 10. ² Considers incorporation of Mitigation Measure AQ-1, which requires the use of Tier 4 Interim construction equipment for all off-road engines greater than 50 horsepower. MER = Maximally Exposed Receptor Source: PlaceWorks 2024b (Appendix 2)		

OPERATIONAL TAC IMPACTS

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

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

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemicals plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities
- Dumpsters and garbage cans

The proposed project involves the construction and operation of a park which does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and VOCs and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is therefore considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations to detailed in the City's Municipal Code Chapter 8.104, Solid Waste Management. Further, as mentioned in Section 8.104.130, Disposal frequency, all solid waste on a premises must be disposed of as frequently as necessary to prevent violations, but no less than once a week. As part of the proposed project, daily janitorial services would be provided and include removal of debris from trash receptacles, litter removal, graffiti abatement, periodic pressure washing, and restroom cleaning. The proposed project would also be required to comply with South Coast AQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operational activities would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

AQ-1 The City's Public Works Department shall incorporate the following to reduce air pollutant emissions during construction activities:

- Construction activities at the project site shall specify use of off-road equipment that meets the United States Environmental Protection Agency (US EPA) Tier 4 interim or stricter emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated that such equipment is not available. In the event the equipment is not available, as demonstrated by the contractor, Tier 3 equipment retrofitted with a California Air Resources Board's (CARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS) shall be required.
- During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City's Building & Safety Department. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to and verified by the City Community Development Department.

Timing/Implementation: During construction activities

Enforcement/Monitoring: City of Wildomar Community Development Department

4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓		

ECORP Consulting, Inc. (ECORP) prepared a Biological Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis in April 2024 for the proposed project, which is included as **Appendix 3** (ECORP 2024a).

DISCUSSION

a) Less Than Significant With Mitigation Incorporated.

Special-Status Plant Species

The literature review and database searches identified 51 special-status plant species on the project site. Of these, one species, Engelmann oak, was observed within the project site. A total of three Engelmann oaks were documented in the project area (project site plus a 500-foot buffer). Irrigation lines were present under the trees, which signifies that the oaks were most likely planted and are not naturally occurring. In addition, the Biological Technical report states that this species is a covered species that is adequately conserved under the MSHCP and has a California Rare Plant Rank (CRPR) rank of 4.2 (limited distribution in California). Species with a CRPR 4.2 do not have the same protections as plant species with a rank of 1B; therefore, impacts to this species are not considered significant. However, it is recommended, if possible, to avoid impacting the species. Avoidance and protection of the Engelmann oak would align with the City's tree preservation and protected trees policy. The proposed project aims to preserve existing native vegetation onsite, to the extent feasible. Moreover, nine additional special-status plant species have a moderate potential to occur, and the remaining 41 species were determined to have a low potential to occur onsite or were presumed absent. Biological surveys revealed no additional sensitive plant species were observed, and no impacts to special-status plant or narrow endemic plant species are expected due to the proposed project. The proposed project would be required to implement **Mitigation Measure BIO-1**, and **Mitigation Measure BIO-2**, which include providing worker awareness training and biological monitoring during vegetation removal activities and tree avoidance and protection measures, to reduce impacts to the Engelmann oak and special-status plant species to less than significant.

Special-Status Wildlife Species

Of the 42 special-status wildlife species identified in the literature search, one insect species was present within the project area—the monarch butterfly which is a candidate species under the Federal Endangered Species Act (ESA). A suitable eucalyptus grove habitat for this sensitive butterfly occurs within the project site; no larval host plants of the milkweed genus were observed on the project site. This species is not covered under the MSHCP, and therefore, no additional surveys would be required. Impacts to monarch butterflies would be less than significant with the implementation of worker awareness training and biological monitoring during vegetation removal activities and tree avoidance and protection measures as described in **Mitigation Measure BIO-1** and **Mitigation Measure BIO-2**.

Eight special-status wildlife species were determined to have moderate potential to occur within the project site:

- The project site is situated within a designated Burrowing owl survey area under the MSHCP, and a biological reconnaissance survey and habitat assessment have confirmed its suitability. The proposed project would result in ground disturbance, vegetation removal, construction noise, and vibrations

that could impact the burrowing owl, if present within the project site. Therefore, **Mitigation Measure BIO-3** would require protocol-level surveys for burrowing owls to determine their presence or absence within and near the project site.

- The Crotch bumble bee, a candidate species under the California ESA, has moderate potential for onsite presence. Additional surveys are needed to determine its presence within the project site as detailed in **Mitigation Measure BIO-4**. Impact will be less than significant with mitigation measure.
- The coast range newt and Swainson's hawk are considered adequately conserved under the MSHCP and no additional surveys or mitigation will be required.
- The western spadefoot was proposed as a candidate for listing under the federal ESA and is listed as a California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC). A suitable habitat for this species exists in and around the natural drainages and adjacent upland areas within the project site. Impacts on western spadefoot would be less than significant with the implementation of biological monitoring during construction activities in and around the onsite drainages as described in **Mitigation Measure BIO-1**.
- The Southern California legless lizard, a CDFW SSC, could face direct impacts from ground disturbance, vegetation removal, habitat loss, construction noise, and vibrations due to the proposed project. However, these species are unlikely to be present due to anthropogenic disturbances and lack of connectivity on the project site, and project-related impacts would not contribute to the overall decline of populations of this species. Impacts on southern California legless lizards would be less than significant with the implementation of biological monitoring as described in **Mitigation Measure BIO-1**.
- The western yellow bat and western red bat are special-status bat species. They are both CDFW SSC and are not covered under the MSHCP. Suitable bat roosting habitat was identified within the project site in the form of mature trees for both of these special-status bat species. Direct impacts to occupied bat roosts could include removal or destruction that could result in direct mortality, and indirect impacts from noise, dust, and vibration during the proposed construction which could result in roost abandonment and mortality of flightless young. Therefore, the implementation of **Mitigation Measure BIO-5**, is required to reduce impacts to less than significant.

In addition, the project site includes eucalyptus trees, pepper trees, pine trees, Fremont cottonwoods, and other trees which could provide nesting habitats for birds and raptors protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Ground-disturbing construction activities could directly affect these birds through habitat removal and indirectly through increased noise, vibrations, and human activity during the bird breeding season. However, the impacts to sensitive bird species and nesting birds would be less significant with preconstruction surveys as detailed in **Mitigation Measure BIO-6**.

The remaining 33 special status wildlife species were determined to have low potential to occur or are presumed absent due to the lack of suitable habitat at the project site, indicating that their impacts are not anticipated due to the proposed project. While these species are not anticipated to occur onsite, if one or more are discovered during the preconstruction surveys, as required by **Mitigation Measures BIO-**

3 through **BIO-7**, the provisions of the MSHCP would be enforced. Therefore, impacts to these species are not expected to occur, and would be less than significant.

b) Less than Significant with Mitigation Incorporated.

The Fremont cottonwood forest and woodland was identified as a sensitive natural community within the project site, comprising of 0.33 acre. The Fremont cottonwood forest and woodland are considered sensitive by CDFW and have a state ranking of S3, indicating that this vegetation community is vulnerable due to a restricted range, few populations, recent and widespread declines, or other factors making it vulnerable. No impacts to other sensitive natural communities are anticipated from the proposed project. Impacts to special-status sensitive natural communities would be less than significant with the implementation of **Mitigation Measure BIO-2** which requires a tree preservation and protection policy.

c) Less Than Significant with Mitigation Incorporated.

The National Wetlands Inventory (NMWI) identified a drainage at the project site, and aerial imagery and biological reconnaissance surveys revealed another drainage feature and a concrete channel within the 500-foot buffer, at the northeastern and southeastern portions of the project site. The proposed project would need to adhere to **Mitigation Measure BIO-7** which would require a formal delineation to identify wetland resources in order to reduce impacts.

d) Less Than Significant Impact with Mitigation Incorporated.

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

The project site does not likely provide local wildlife movement opportunities because of the developed parcels of land surrounding the project site. The project site provides a large open space area; however, it is unlikely to function as a wildlife corridor because no large open space habitats occur directly north, south, east, or west of the project site. No migratory wildlife corridors or native wildlife nursery sites were identified within the project site. No impacts to these resources are expected to occur within the project site.

However, suitable bat roosting habitat was identified within the project site in the form of mature trees. Should bats be found roosting in these features during the bat maternity season (April 1 through August 31), these roosts would be considered native wildlife nursery sites and are protected under CEQA. Direct impacts to occupied bat roosts could include removal or destruction that could result in direct mortality, and indirect impacts from noise, dust, and vibration during the project's construction phase could result in roost abandonment and mortality of flightless young. Impacts on maternity bat roosts would be less than significant with the implementation of the bat protection - tree avoidance and removal process measure as described in **Mitigation Measure BIO-5**. Impacts would be less than significant with the implementation of mitigation. Additionally, as indicated in Impact 4(a), above, the project site includes

eucalyptus trees, pepper trees, pine trees, Fremont cottonwoods, and other trees which could provide nesting habitats for birds and raptors protected by the MBTA and California Fish and Game Code. Impacts to sensitive bird species and nesting birds would be less significant with preconstruction surveys as detailed in **Mitigation Measure BIO-6**.

e) Less Than Significant Impact with Mitigation Incorporated. The Biological Technical Report identifies several native and protected trees, according to the City of Wildomar's Landscape Design Standards and Guidelines, within the project site. The proposed project aims to preserve as much of the native vegetation and trees onsite as possible. Impacts to existing native and protected trees would be less than significant with the implementation of the tree preservation and protection policy as described in **Mitigation Measure BIO-2**.

f) Less Than Significant With Mitigation Incorporated. The Western Riverside MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee (i.e., signatory). The project site is in the Elsinore Area Plan of the MSHCP, but is not within a Criteria Cell, Linkage Area, Core Area, or Conservation Area. The Biological Technical Report indicates that the project site is not within a Criteria Area Species Survey Area or Cell Group, nor a Public Quasi-Public Conserved Lands as defined by the MSHCP or Riverside Conservation Authority, respectively.

The MSHCP riparian/riverine resources within the project site provide some biological functions due to the presence of native habitat in some areas, however; low-quality, disturbed habitat dominated by non-native vegetation is also present onsite. The MSHCP riparian/riverine resources do not support or provide habitat for MSHCP Section 6.1.2 species. However, there is some potential habitat to support amphibian species such as the western spadefoot toad discussed in 4(c), above. The proposed project aims to enhance and preserve MSHCP riparian/riverine resources by building a pedestrian bridge over a concrete-lined channel, planting native riparian woodland along the drainage corridor, and enhancing two natural drainages to remove pollutants and maintain the site's natural aesthetic. Strategic placement of boulders and cobbles along drainage features will minimize erosion and stabilize flow lines. A Determination of Biologically Equivalent or Superior Preservation (DBESP) will be required to address proposed impacts to these resources as reflected in **Mitigation Measure BIO-8**. Impacts would be less than significant with the implementation of mitigation.

Four regional listed fairy shrimp species were found within five miles of the project site, but no United States Fish and Wildlife Service (USFWS) -designated Critical Habitat was identified. No features that could provide listed branchiopod habitat and/or qualify as vernal pools were observed within the project site. The project site lacks suitable fairy shrimp and/or vernal pool habitat; therefore, impacts to these resources are not expected to occur due to implementation of the proposed project. No impact would occur.

Following a habitat assessment, the Western Riverside County MSHCP Consistency determined that suitable breeding and foraging habitat for Western Yellow-Billed Cuckoo, Least Bell's Vireo, and Southwestern Willow Flycatcher were not present on the project site. Therefore, no impacts are expected to occur.

The project site is not located within a Narrow Endemic Plant Species Survey Area in accordance with Section 6.1.3 of the MSHCP. Therefore, no impacts would occur. Moreover, the project site was analyzed to determine if additional surveys and procedures were needed, pursuant to Section 6.3.2 of the MSHCP. The project site is not located within a mapped survey area for MSHCP Criteria Area plant species and no MSHCP amphibian species were mapped onsite. However, the project site is within the MSHCP Survey Area for Burrowing Owl, and a Burrowing Owl habitat assessment was conducted. As the proposed project could potentially impact burrowing owls, **Mitigation Measure BIO-3**, which required focused surveys, would be required; impacts would be less than significant with mitigation.

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

The proposed project is situated within the long-term Stephens' kangaroo rat (SKR) Habitat Conservation Plan (HCP) area. Developers are required to pay an SKR mitigation fee for land that removes SKR habitat. Although the species has a low potential for occurrence, some areas within the project site are suitable for this species. Implementing the mitigation fee as required by Chapter 3.43, Stephens' Kangaroo Rat Mitigation Fee, of the Wildomar Municipal Code, would have less significant impacts on SKR. Impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

BIO-1 Worker Environmental Awareness Program and Biological Monitor: Prior to the start of construction, a Worker Environmental Awareness Program (WEAP) will be developed by the City or the City's consultant. A qualified biologist with experience with the sensitive biological resources in the region will present the WEAP to all personnel working in the project site (either temporarily or permanently) prior to the start of project activities. The WEAP may be videotaped and used to train newly hired workers or those not present for the initial WEAP. The WEAP will include but will not be limited to discussions of the sensitive biological resources associated with the Project, Project-specific measures to avoid or eliminate impacts to these resources, consequences for not complying with Project permits and agreements, and contact information for the lead biologist. Logs of personnel who have taken the training will be kept on the site at the construction or Project office. In addition to a WEAP, a qualified biologist (biological monitor) with experience monitoring for and identifying sensitive biological resources known to occur

in the area will be present during initial ground-disturbing activities related to the Project (including fence installation and vegetation removal activities) as well as during ground-disturbing work in and around the natural drainages within the site. As required by Project permits, the qualifications of a biological monitor may need to be submitted to appropriate wildlife agencies for approval based on the resources the biologist will be monitoring. Biological monitoring duties will include, but are not limited to, conducting worker education training, verifying compliance with Project permits, and ensuring Project activities stay within designated work areas. The biological monitor will have the right to halt all activities in an affected area if a special-status species is identified in a work area and is in danger of injury or mortality. If work is halted by the biological monitor, work will proceed only after the hazards to the individual is removed and there is no longer a risk to the individual, or the individual has been moved from harm's way in accordance with the Project's permits and/or management/translocation plans. The biological monitor will take representative photographs of the daily activities and will also maintain a daily log that documents general Project activities and compliance with the Project's permit conditions. Non-compliances will also be documented in the daily log, including any measures that were implemented to rectify the issue.

Timing/Implementation: Prior to the start of construction

Enforcement/Monitoring: City of Wildomar Community Development Department

BIO-2

Tree Preservation and Protection Policy. The Project shall adhere to the criteria and guidelines described within the City of Wildomar's Landscape Design Standards and Guidelines, Sections 7.1.4 in order to ensure the protection, preservation, and maintenance of established and healthy existing and protected trees. Tree protections specifications shall be included on the grading plans which include monitoring by a qualified arborist when working in proximity to protected trees. The qualified arborist shall implement measures to protect the root zone of oak trees and city-protected trees that may be impacted immediately adjacent to the Project impact areas, staging areas, and along ingress/egress roads.

Timing/Implementation: Prior to the start of ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Community Development Department

BIO-3

Focused Survey and Preconstruction Survey for Burrowing Owls. Protocol-level surveys for burrowing owls shall be required in order to demonstrate consistency with the requirements of the MSHCP. Surveys are required to be performed during the breeding season (March 1 through August 31) as required under Part 2B of the MSHCP Burrowing Owl Survey Instructions, consisting of four separate surveys conducted throughout the project site, and within a 500-foot buffer surrounding the project site, where accessible, to determine if, when, and how the Survey Area is being used by burrowing owl.

Additionally, a preconstruction survey shall be required within 30 days prior to site disturbance and shall be conducted within the project site and adjacent areas within 30 days prior to the start of ground-disturbing activities. The surveys shall follow the methods described in the Western Riverside MSHCP *Burrowing Owl Survey Instructions*. If Burrowing Owls and/or suitable Burrowing Owls burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified within the project site during the survey and impacts to those features are unavoidable, consultation with the RCA and CDFW will be required.

Timing/Implementation: During the breeding season (March 1 through August 31) and 30 days prior to the start of ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Community Development Department

BIO-4

Preconstruction Surveys for Crotch Bumble Bee: If the Crotch bumble bee is no longer a Candidate or formally listed species under the California ESA at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California ESA as a Candidate or Listed species at the time ground-disturbing activities are scheduled to begin, preconstruction surveys shall be conducted in accordance with CDFW's Survey Considerations for California ESA Candidate Bumble Bee Species the season immediately prior to Project-related ground disturbing activities (including but not limited to vegetation clearing, fence installation, and grading). If the species is observed within the proposed project, coordination with CDFW will be required to develop appropriate avoidance and minimization measures and determine if an Incidental Take Permit would be necessary.

Timing/Implementation: Prior to the start of ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Community Development Department

BIO-5

Bat Protection - Tree Avoidance and Removal Process. Prior to the trimming or removal of any trees, a focused bat habitat assessment of the trees shall be conducted by a qualified bat biologist. If trees are scheduled to be removed (e.g., relocating)/modified (i.e., trimming) that were determined to be suitable for bat roosting, these activities shall be scheduled during one of the seasonal periods of bat activity, listed below, and when evening temperatures are not below 45°F, and rain is not over 0.5 inch in 24 hours:

- September 1 to October 31 (preferred): This is after the maternity season but prior to winter torpor.
- February 15 to March 31: After winter torpor but prior to the start of the maternity season

1. If trees with suitable bat roosting habitat are scheduled for removal or relocation outside of the maternity season, tree removal during the time periods and weather parameters described above using the two-step method shall be conducted:
 - iii. Prior to the two-step method, as much as feasible, vegetation and trees within the area that are not suitable for roosting bats will be removed first to provide a disturbance that might reduce the likelihood of bats using the habitat.
 - iv. Two-step tree removal will occur over two consecutive days under the supervision of a qualified bat biologist. On Day 1, small branches and small limbs containing no cavity, crevice or exfoliating bark habitat on habitat trees (or outer fronds in the case of palm trees), as identified by a qualified bat biologist are removed first, using chainsaws only (i.e., no dozers, backhoes). The following day (Day 2), the remainder of the tree is to be felled/removed. (The intention of this method is to disturb the tree with noise and vibration and branch removal on Day 1. This should cause any potentially present day-roosting bats to abandon the roost tree after they emerge for nighttime foraging. Removing the tree quickly the next consecutive day should avoid reoccupation of the tree by bats).
2. If tree removal/modification must occur during the maternity season (April 1 to August 31), a qualified bat biologist shall conduct a focused emergence survey(s) of the tree(s) within 48 hours of scheduled work. If a maternity roost is located, whether solitary or colonial, that roost will remain undisturbed until after the maternity season or until a qualified biological monitor has determined the roost is no longer active

Timing/Implementation: Prior to the trimming or removal of any trees

*Enforcement/Monitoring: City of Wildomar Community Development Department/
Qualified Bat Biologist*

BIO-6

Preconstruction Survey for Nesting Birds. To the greatest extent practicable, ground-disturbing activities, including vegetation removal, shall be conducted outside of the nesting bird season (approximately September 1 through January 14) to avoid direct and indirect impacts to nesting birds. This will avoid violations of the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If seasonal avoidance cannot be implemented, it is recommended that ground-disturbing activities, including vegetation removal, be conducted outside of suitable habitat during the breeding season to the greatest extent possible. If Project-related activities cannot avoid the nesting bird season then preconstruction surveys, non-disturbance limit buffers, and biological monitoring during Project activities will be necessary to avoid impacts to nesting birds. A preconstruction survey for nesting birds is recommended prior to the commencement of ground-disturbing activities within the identified nesting bird season

to avoid take of nesting birds. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (January 15 through August 31), a preconstruction survey for nesting birds shall be conducted by a qualified biologist who is experienced in the identification of avian species and conducting nesting bird surveys. The nesting survey shall include the project site and adjacent areas where Project activities have the potential to cause nest failure. The preconstruction survey shall be conducted no more than 3 days prior to the start of ground-disturbing activities within the bird breeding season. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be implemented to avoid potential Project-related impacts. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the Project biologist until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The width of the avoidance buffer will be determined by the Project biologist. The monitoring biologist will monitor the nest(s) during construction and document any findings. Once nesting is deemed complete by the Project biologist, work may resume within the avoidance buffer area.

Timing/Implementation: Prior to the start of ground-disturbing activities

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

BIO-7

Aquatic Resources Delineation: A formal Aquatic Resource Delineation shall be required in order to determine if the drainage features within the project site contain aquatic resources jurisdictional to the USACE, RWQCB, or CDFW, and to determine the acreage of MSHCP Riparian/Riverine resources present onsite. Impacts to jurisdictional waters require mitigation through habitat creation, restoration, or enhancement as determined by consultation with the regulatory agencies during the permitting process. Any impacts to CDFW jurisdiction would require a Section 1602 SAA from CDFW. Any impacts to Waters of the U.S. would require a Section 404 permit from the USACE. Impacts to Waters of the U.S. or State would also require a 401 Certification or Waste Discharge Requirements from the San Diego RWQCB.

Timing/Implementation: Prior to the start of ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Community Development Department

BIO-8

Determination of Biologically Equivalent or Superior Preservation: A Determination of Biologically Equivalent or Superior Preservation shall be prepared, in conjunction with the Aquatic Resource Delineation, to address proposed impacts to MSHCP Riparian/Riverine resources located within the project site. Impacts to MSHCP Riparian/Riverine resources will require mitigation to be approved by the Wildlife Agencies.

Timing/Implementation: Prior to the start of ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Community Development Department

5. Cultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		✓		

An Archaeological Resources Inventory Report for the 20-Acre Passive Park Project was prepared for the proposed project by ECORP Consulting, Inc. in May 2024, and is included as **Appendix 4** (ECORP 2024b).

DISCUSSION

a) No Impact. Cal. Code Regs. tit. 14 Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or lead agency. Generally, a resource is considered to be “historically significant” if it meets one of the following criteria:

- i. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;
- iii. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

The project site is vacant and does not contain any structures. The records search for the project site revealed two resources were mapped within the project site; however, these resources were incorrectly mapped and are located outside of the project site boundaries (ECORP 2024b). The field survey did not yield any historic-period or pre-contact archaeological resources within the project site. Additionally, no historic properties under Section 106 of the National Historic Preservation Act or Historical Resources under CEQA would be affected by the proposed project (ECORP 2024b). Therefore, no impact would occur.

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

The Archaeological Resources Inventory Report indicated that the project site has a moderate potential of having buried pre-contact archaeological sites due to the presence of alluvium along the Murrieta Creek and nearby perennial waterways. The Holocene young fan alluvial deposits on the project site were deposited simultaneously with human occupation of the region, creating conditions that allow for pre-contact archeological resources to become buried in the subsurface soil (ECORP 2024b). In addition, Murrieta Creek, approximately 0.3-mile southwest of the project site, increases the likelihood of past human occupation (ECORP 2024b). The presence of the two pre-contact archaeological sites on the property to the south of the project site contributes to the likelihood of the project site containing buried pre-contact resources.

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

c) Less Than Significant Impact with Mitigation Incorporated. Construction activities associated with project implementation would require grading and excavation of the site below the surface. Pursuant to California Health and Safety Code Section 70520.5, in the event of an accidental discovery or recognition of any human remains on the site, no further excavation or disturbance of the site shall be permitted until the coroner of the county is contacted and conducted an investigation into the circumstances, manner, and cause of any death, and recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The proposed project would comply with existing law, and potential impacts to human remains is less than significant with the implementation of Mitigation Measures **CUL-2**, **TRI-7**, and **TRI-8**.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 Contractor Awareness Training. Prior to the start of construction activities, the City's Public Works Department shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City's Public Works Department of any occurrences; project-specific requirements and mitigation measures; and enforcement of penalties and

repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting, as determined appropriate by the archaeologist. The training shall be provided to all construction supervisors, forepersons, and operators of ground disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City's Public Works Department as proof of compliance.

Timing/Implementation: Prior to the start of construction activities

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

CUL-2 Human Remains. If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).

Timing/Implementation: During any ground-disturbing construction activities

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

6. Energy

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

a) Less Than Significant Impact.

Short Term Construction Impacts

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

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

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

TRANSPORTATION

Development of the proposed project would also temporarily increase demands for energy associated with transportation and off-road equipment operation. Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline.

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

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

Long Term Impacts During Operation

Building and site energy use during operation of the proposed project would be associated with electricity and natural gas consumption. Operational use of energy could include on-site equipment; and indoor, outdoor, and parking lot lighting. The park would provide different amenities like a network of trails, a disk golf course, lawn playfield, and bridge crossings that may require solar lighting. Natural gas consumption could result from space and water heating for the public restroom building; however, the final design for the public restroom and community garden shed has not yet been developed. Therefore, natural gas consumption is conservatively assumed for the proposed project. Furthermore, the parking lots would have electric vehicle (EV) spaces that would use electricity during operation. However, the proposed project would result in recreational uses and would not result in excessive consumption of energy.

ELECTRICITY

The project site is in the service area of Southern California Edison (SCE) and prior to final building plan submittal, the City of Wildomar Public Works Department would provide project plans to (SCE) to prepare a Method-of-Service Study to determine exact location of electrical connections at the site and establish estimated electricity demand. Additionally, the proposed project would be subject to the more stringent 2022 Title 24 Building Energy Efficiency Standards, which require that new buildings reduce water

consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Furthermore, the proposed project would be required to include EV ready spaces consistent with California Green Building Standards Code, Title 24, Part 11 (CALGreen) EV charging requirements. According to Table 5.106.5.3.1, because the proposed project would provide 65 parking spaces associated with nonresidential buildings, the proposed project would be required to provide at least 13 EV capable spaces, 3 of which being equipped with charging stations. These chargers may be Level 2 or Direct Current Fast Charging (DCFC) chargers. Overall, the proposed project's electricity demand would be necessary for the operation of the proposed project and not result in wasteful, inefficient, or unnecessary energy consumption.

NATURAL GAS

The proposed project would construct new facilities at the project site that could result in an increase in gas demands. The major use of natural gas on-site would be from the public restroom building. The surrounding area has natural gas infrastructure provided by the Southern California Gas Company (SoCalGas), and the proposed project would connect to the existing gas lines in the project area. Natural gas consumption for the proposed project, if any, would be minimal and necessary for the operation of the proposed project (i.e., for space and water heating) and would not result in wasteful, inefficient, or unnecessary energy consumption.

VEHICLE MILES TRAVELED AND FUEL CONSUMPTION

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

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

Moreover, the proposed project would be required to include EV ready spaces consistent with the 2022 CALGreen requirements. In compliance with CALGreen, the proposed project would include short- and long-term bicycle parking. As electricity consumed in California is required to meet the increasing renewable energy mix requirements under the State's RPS and accelerated by SB 100, greater proportions

of electricity consumed for transportation energy demand envisioned under the proposed project would continue to be sourced from renewable energy sources rather than fossil fuels.

These standards and regulations would contribute to minimizing per capita VMT and transportation-related fuel usage. The proposed project is also a community-serving use, and as such, would reduce the need for residents to travel outside the City for recreational facilities. Therefore, it is expected that operation-related fuel usage associated with the proposed project would not be any more inefficient, wasteful, or unnecessary than similar development projects. Therefore, impacts would be less than significant with respect to operation-related fuel usage.

b) Less Than Significant Impact. The City of Wildomar is within SCAG's 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The overarching vision is to expand alternatives to driving, advance the transition to clean-transportation technologies, promote integrated and safe transit networks, and foster transit-oriented development in compact and mixed-use developments (SCAG 2024).

As described in Section VI.14, Population and Housing, the proposed project would not induce substantial unplanned growth in the City's population. Therefore, the proposed project would not obstruct the implementation of the RTP/SCS. Additionally, the proposed project would be subject to the most recent version of the California Energy Code, which sets standards that improve energy efficiency of newly constructed buildings. Additionally, all contractors and waste haulers are required to comply with the Countywide Integrated Waste Management Plan, which requires a minimum diversion of 50 percent of waste/project materials from being disposed.

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

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

7. Geology and Soils

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?		✓		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		✓		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

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

A Geotechnical Evaluation Report was prepared for the proposed project by GeoTek, Inc. (GeoTek) on June 18, 2024, and is included as **Appendix 5** (GeoTek 2024). A Soils Report was prepared for the proposed project by Waypoint Analytical (Waypoint) on August 17, 2023, and is included as **Appendix 6** (Waypoint 2023).

DISCUSSION

a) i) **Less Than Significant Impact with Mitigation Incorporated.** According to the Department of Conservation and the Geotechnical Evaluation, the project site is within a State of California Earthquake Fault Zone, formerly known as an Alquist-Priolo Earthquake Fault Zone, and the Wildomar fault traverses the site; the project site is within the Elsinore Fault Zone (CDC 2024a; GeoTek 2024).

The project site would not include residents or habitable structures, and would not pose a risk to residents. The construction of structures onsite would be required to comply with the seismic design criteria contained in the California Building Code (CBC) which would minimize impacts to the extent feasible. Additionally, compliance with Mitigation Measure **GEO-1**, which states that the City's Public Works Department will incorporate all recommendations made in the Geotechnical Evaluation Report and Soils Report as approved by the City. Compliance will be confirmed by the City as part of the building permit and inspection requirements. Therefore, impacts would be less than significant with mitigation incorporated.

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

iii) **Less Than Significant.** Liquefaction is a process where earthquake-induced ground motion creates excess pore pressures in cohesion-less soils, leading to high mobility and damaging deformations. This occurs below the water table but can spread to overlying nonsaturated soil after liquefaction. Factors influencing liquefaction potential include soil type, grain size, density, groundwater level,

confining pressures, and ground shaking intensity. Loose, saturated granular soils with low fine content under low confining pressures are generally susceptible to liquefaction (GeoTek 2024).

The Geotechnical Evaluation Report indicates that the project site is located within an area with “moderate/very low” liquefaction potential. The Geotechnical Evaluation Report states that based on the relatively shallow sedimentary bedrock, as well as the relatively deep estimated historic groundwater at the project site, the liquefaction hazard potential and unsaturated settlement potential at the project site are considered minimal (GeoTek 2024). Therefore, impacts would be less than significant.

- iv) **Less Than Significant Impact.** The Geotechnical Evaluation Report states that the generally flat terrain of the project site suggests that the potential for seismic-induced landslides or lateral spreading is considered negligible. Evidence of ancient landslides or slope instability at this site was not observed during the site reconnaissance (GeoTek 2024). Therefore, the potential for landslides is considered negligible for design purposes. All structures onsite would be designed to comply with the CBC. Therefore, impacts would be less than significant.

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

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

The State Construction General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement such plans. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Additionally, as part of the approval process, prior to grading plan approval, the City’s Public Works Department would be required to comply with Wildomar

Municipal Code Chapter 13.12, Stormwater Drainage System Protection, which establishes requirements for stormwater and non-stormwater quality discharge and control that require new development or redevelopment projects to control stormwater runoff by implementing appropriate BMPs to prevent the deterioration of water quality. Water quality features intended to reduce construction-related erosion impacts are required to be clearly denoted on the grading plans for implementation by the construction contractor. For a discussion of erosion and runoff impact post-construction, see Section VI. 10, Hydrology and Water Quality.

Compliance with the recommendations of the Geotechnical Evaluation and Soils Report (see Mitigation Measure **GEO-1**) would reduce impacts to less than significant. Therefore, project impacts to erosion and topsoil would be mitigated to less than significant with mitigation incorporated.

c) Less Than Significant Impact with Mitigation Incorporated. The potential for secondary seismic hazards such as a seiche and tsunami is considered negligible due to site elevation and distance from an open body of water (GeoTek 2024). The project site is not at risk for liquefaction or lateral spreading; compliance with the CBC would reduce impacts related to landslides.

However, according to the Geotechnical Evaluation Report, the project site is susceptible to subsidence (GeoTek 2024). In addition, the Soils Report prepared for the proposed project states that the soil samples collected for the project site were “gravelly sandy loam” which indicates that the soils may have some tendency to compact (Waypoint 2023). The project site includes disturbed soils consisting of loose clayey to silty sands, sandy silts, and sandy clays; the upper-site soils were likely disturbed due to previous land uses. Alluvial soils were found beneath the disturbed soils, and consist of medium-dense to very dense silty sands, clayey sands, and stiff to hard silty and sandy clays (GeoTek 2024). Additionally, the Geotechnical Evaluation Report’s consolidation tests indicated that the top layer of the soil on the site has a “very low” potential for hydro-consolidation meaning the soil is unlikely to compress when wet. However, the subgrade soils in the proposed northern parking lot does not provide good support for pavement when recompacted (GeoTek 2024).

Compliance with CBC regulations and implementation of Mitigation Measure **GEO-1** which includes recommendations for soils onsite. The Geotechnical Evaluation Report recommends a shrinkage factor of about 10 to 20 percent to be considered for disturbed soil and alluvial materials that need to be removed and replaced (GeoTek 2024). The Soils Report recommends ripping or tilling the surface soil to a 9-inch depth and uniformly broadcasting and blending the new soil with existing soil to a 6-inch depth, before amending areas with severe compaction (Waypoint 2023). Mitigation Measure **GEO-1** would ensure adequate design and construction to resist soil movement. Impacts would be less than significant with mitigation incorporated.

d) Less Than Significant Impact with Mitigation Incorporated. Linear extensibility is used to determine the shrink-swell potential of soils (Ditzler 2024). Soils with shrink-swell properties shrink when dry and the swelling when wet. Shrinking and swelling can damage roads, dams, building foundations, and other structures. According to the USDA’s Web Soil Survey, the soils found onsite are considered to possess low to moderate expansion potential based on their reported linear extensibility (USDA 2024). The

Geotechnical Evaluation Report states that the near-surface materials on the project site are classified as having a “Low” Expansion Index. The Geotechnical Evaluation Report provides typical design criteria for the site based upon a “Low” expansion index such as minimum foundation depth and width, minimum slab thickness, minimum slab reinforcing, minimum footing reinforcement, and presaturation of subgrade soil (GeoTek 2024). Implementation of Mitigation Measure **GEO-1** would reduce any impacts regarding shrink-swell soils. Therefore, impacts would be less than significant with mitigation incorporated.

e) No Impact. The proposed project would connect to the Elsinore Valley Municipal Water District (EVMWD) sewer collection system by connecting to offsite connections. Therefore, the use of septic tanks or an alternative wastewater disposal system is not proposed. Therefore, no impact would occur.

f) Less Than Significant Impact with Mitigation Incorporated. Paleontological resources are fossilized remains of past life on earth such as bones, shells, leaves, tracks, burrows, and impressions. As shown in Figure OS-8 of the Riverside County General Plan’s Multipurpose Open Space Element, the project site is in an area with high paleontological sensitivity (Riverside County 2015). Given that the proposed project would require ground-disturbing activities, there is a potential to uncover paleontological resources. As such, implementation of Mitigation Measure **GEO-2**, which requires the applicant to retain a paleontologist to assess the potential for presence of paleontological resources, would reduce impacts to less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

GEO-1 The City’s Public Works Department shall incorporate the recommendations from the Geotechnical Evaluation Report prepared by GeoTek, Inc. (**Appendix 5**) and the Final Soils Report prepared by Waypoint Analytical (**Appendix 6**), or as directed by the City Engineer, for the proposed project into project plans. The project’s building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Evaluation Report the Final Soils Report, and comply with all applicable requirements of the latest adopted version of the California Building Code.

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

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

GEO-2 Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is determined, to the satisfaction of the City,

that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required.

If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential.

Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.

Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.

Timing/Implementation: During ground-disturbing construction activities

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

8. Greenhouse Gas Emissions

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

An Air Quality and Greenhouse Gas Emissions Assessment was prepared by PlaceWorks (PlaceWorks 2024a), on April 24, 2024 (see **Appendix 1**).

DISCUSSION

a) **Less Than Significant Impact.** As identified in Section VI.17, Transportation, the proposed project would generate a net increase of 16 weekday vehicle trips, an increase of 39 daily trips on Saturday, and an increase of 44 daily trips on Sunday. In addition to an increase in vehicle emissions, operation of the proposed project would result in an increase in water demand, wastewater and solid waste generation, area sources (e.g., consumer cleaning products), and energy usage (i.e., electricity, natural gas). Annual average construction emissions from construction activities were amortized over 30 years and included in the emissions inventory to account for one-time GHG emissions from the construction phase of the proposed project. The proposed project's GHG emissions were quantified using CalEEMod Version 2022.1 and are shown in **Table 8-1**, Proposed Project GHG Emissions. The proposed project would result in a net total of approximately 41 metric tons of CO₂e per year, which would not exceed the South Coast AQMD screening threshold of 3,000 MTCO₂e per year.

Table 8-1 Proposed Project GHG Emissions	
Category	Emissions (MTCO ₂ e /yr)
Area Sources ¹	<1
Energy Usage ²	8
Mobile Sources ³	2
Waste ⁴	2
Water ⁵	10
Amortized Construction ⁶	20
Total Emissions⁷	41

South Coast AQMD Draft Screening Threshold	3,000
Threshold Exceeded?	NO
Source: PlaceWorks 2024a (Appendix 1) ¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment. ² Energy usage consists of GHG emissions from electricity and natural gas usage. ³ Mobile sources consist of GHG emissions from vehicles. ⁴ Solid waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills. ⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater. ⁶ Construction GHG emissions CO ₂ e based on a 30-year amortization rate. ⁷ Total may not add up due to rounding.	

Therefore, as shown in **Table 8-1**, the proposed project's GHG emissions would not exceed the South Coast AQMD threshold of 3,000 MTCO₂e per year, and this impact would be less than significant.

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

2022 CARB Scoping Plan Consistency

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

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

Statewide strategies to reduce GHG emissions include the low carbon fuel standards, California Appliance Energy Efficiency regulations, California Renewable Energy Portfolio standard, changes in the Corporate Average Fuel Economy (CAFE) standards, and other early action measures as necessary to ensure the State is on target to achieve the GHG emissions reduction goals of AB 32, SB 32, and AB 1279. Vehicles driving to and from the project site would utilize fuel which meets the LCFS requirements, and new vehicles purchased over the life of the project that are used in association with the proposed project would be compliant with the applicable CAFE standards and benefit from reduced fuel consumption, resulting in subsequent GHG emissions reductions. In addition, new developments are required to comply with the

current Building Energy Efficiency Standards and CALGreen mandatory measures. The proposed project would experience incremental energy-source GHG emissions reductions through compliance with these building standards since they are often considered the nation's most stringent energy efficiency standards. The proposed project's GHG emissions would be reduced from compliance with statewide measures that have been adopted since AB 32, SB 32, and AB 1279 were adopted. Therefore, impacts would be less than significant.

SCAG's Regional Transportation Plan / Sustainable Communities Strategy

SCAG adopted the 2024-2050 RTP/SCS, Connect SoCal, in April 2024. Connect SoCal is a long-term plan for Southern California region that details the development, integrated management and operation of transportation systems and facilities that will function as an intermodal transportation network for the SCAG metropolitan planning area (SCAG 2024). This plan outlines a forecasted development pattern that demonstrates how the region can sustainably accommodate needed housing and job centers with multimodal mobility options. The overarching vision is to expand alternatives to driving, advance the transition to clean-transportation technologies, promote integrated and safe transit networks, and foster transit-oriented development in compact and mixed-use developments (SCAG 2024).

In addition, Connect SoCal is supported by a combination of transportation and land use strategies that outline how the region can achieve California's GHG-emission-reduction goals and federal Clean Air Act requirements. The projected regional development, when integrated with the proposed regional transportation network in Connect SoCal, would reduce per-capita GHG emissions related to vehicular travel and achieve the GHG reduction per capita targets for the SCAG region.

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

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

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

Table 8-2 WRCOG CAP Local Reduction Measure Project Consistency	
WRCOG Local Reduction Measure	Project Compliance with Measure
E-1: Energy Action Plan. Improve municipal and community wide energy efficiency and reduce energy consumption through the adoption of local Energy Action Plans (EAP).	Not Applicable. This measure is not directly applicable to the proposed project; however, the proposed project would be compliant with the current Title 24 standards.
E-3: Shade Trees. Strategically plant trees to reduce the urban heat island effect.	No Conflict. The proposed project is a park and would retain, as well as include the planting of trees throughout the site to provide shade along the trails. Landscaping would consist of climate-appropriate trees, shrubs, and groundcover plant species varying in size throughout the project site. Landscaping onsite will be approved by the City before the installation of landscaping.
T-2: Bicycle Parking. Provide additional options of bicycle parking.	No Conflict. As shown in Figure 4, Conceptual Site Plan, the proposed project would include bicycle racks in both parking lots as per the City's standards.
T-8: Density. Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	Not Conflict. The project site is located near an existing preschool and single-family neighborhoods, which would reduce the need for residents to travel outside the City for recreational facilities. Due to the proposed project's recreational use, trips to the site would be less than development of the site under its General Plan designation land use of Medium Density Residential. Moreover, the proposed project would improve non-vehicular access to the site via bridge crossings, sidewalks, and installation of bike racks in both parking lots.
T-10: Design/Site Planning. Design neighborhoods and sites to reduce VMT.	No Conflict. The proposed park would promote active recreation and be in an accessible area for the nearby residential neighborhoods to use. The proposed project would improve non-vehicular access to the site via bridge crossings, sidewalks, and installation of bike racks in both parking lots.
T-11: Pedestrian Only Access. Encourage walking by providing pedestrian-only community areas.	No Conflict. The project site would include bridge crossings, extensive trail network throughout the site, a boardwalk in the northern portion of the site for bird observation, and sidewalks offsite.

Table 8-2 WRCOG CAP Local Reduction Measure Project Consistency	
WRCOG Local Reduction Measure	Project Compliance with Measure
	Additionally, bike racks would be included in both parking lots.
T-14: Voluntary Transportation Demand Management. Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving.	No Conflict. The proposed project would improve non-vehicular access to the site via bridge crossings, sidewalks, and installation of bike racks in both parking lots per the City's standards.
T-15: Accelerated Bike Plan Implementation. Accelerate the implementation of all or specific components of a jurisdiction's adopted bike plan.	Not Applicable. This measure is not directly applicable to the proposed project. However, as shown in Figure 4, Conceptual Site Plan, the proposed project would include bicycle racks per the City's standards. Any additional proposed changes to bicycle facilities would be checked for compliance as part of the City's review process.
T-16: Fixed Guideway Transit. Introduce a fixed-route transit service in the jurisdiction.	Not Applicable. This measure is not directly applicable to the proposed project; however, the project site is approximately 0.5-mile from an existing bus stop at the intersection of Palomar Street and Pasadena Street.
T-17: Neighborhood Electric Vehicle Programs. Implement development requirements to accommodate Neighborhood Electric Vehicles and supporting infrastructure.	Not Applicable. This measure is not directly applicable to the proposed project; however, the proposed project would include electric vehicle parking spaces as per the City's standards.
T-18: Subsidized Transit. Increase access to transit by providing free or reduced passes.	Not Applicable. This measure is not directly applicable to the proposed project; however, the project site is approximately 0.5-mile from an existing bus stop at the intersection of Palomar Street and Pasadena Street.
SW-1: Yard Waste Collection. Provide green waste collection bins community-wide.	No Conflict. The proposed project would be required to comply with City programs, such as City's recycling and waste reduction program, which comply with the 75-percent reduction required by 2020 per AB 341.
SW-2: Food Scrap and Paper Division. Divert food and paper waste from landfills by implementing collection system.	No Conflict. The proposed project would be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75-percent reduction required by 2020 per AB 341.

Summary

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

9. Hazards and Hazardous Materials

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		✓		

DISCUSSION

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

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

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

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

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

c) Less Than Significant Impact. The Anne Sullivan Preschool and Transitional Kindergarten is approximately 465 feet west of the project site. However, given the nature of the proposed project (park facility), the type of hazardous materials that would be used during construction and operation would be limited, and the handling and disposal of all materials would be subject to applicable state and federal regulations, ordinances, and regulations. Therefore, impacts would be less than significant.

d) No Impact. The project site is not included on a list of hazardous materials databases compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) (DTSC 2024; SWRCB 2024). The project site is not listed on environmental databases for hazardous sites, and there are no Leaking Underground Storage Tank (LUST)/Spill sites on site (EPA 2024b). Therefore, no impact would occur.

e) No Impact. The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 7.9 miles southeast of the project site. Given the distance, varying topography, and because the project is not in the airport land use plan area for French Valley Airport, there is no impact.

f) Less Than Significant Impact. Access to the project site would be provided via four access points: one vehicular access at the northern portion of the site via Gierson Avenue, one vehicular access at the southwestern portion of the site via Palomar Street, and two pedestrian access points via the existing bridge crossing along the western portion of the site. Emergency access to the site would be provided via the driveways at Gierson Avenue and Palomar Street. Construction would take place within the project site boundaries as well as offsite improvements along Gierson Avenue and Palomar Street. Street improvements along Gierson Avenue and Palomar Street would include curb, gutter, sidewalk, and inlet improvements, as well as extending Gierson Avenue and widening Palomar Street to create access to the project site. If roadway closure(s) or reduction in access/capacity is necessary during construction (i.e., to connect to water, sewer, or utilities), the City would prepare detour plans prior to the issuance of a building permit. Adherence to these requirements would ensure that the project would not have a significant impact on emergency response and evacuation plans. Therefore, impacts would be less than significant.

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

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones. However, the project site is not within a VHFHSZ within the LRA or State Responsibility Area (SRA) (CAL FIRE 2024). Nevertheless, development on the project site would be subject to compliance with the 2022 California Building Code (or the most current version) and the 2022 edition of the California Fire Code (or the most current version). The 2022 California Fire Code (Part 9 of Title 24 of the California Code of Regulations) includes Section 4905.2, Construction Methods and Requirements within Established Limits. Fire Code Chapter 49 cites specific requirements for wildland-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Wildomar is covered under the Wildomar Safety Element, Wildomar Emergency Operations Plan, and the Wildomar Local Hazard Mitigation Plan which covers wildfire mitigation and safety (Wildomar 2021a, 2010, 2022). These plans provide guidance to effectively respond to any emergency, including wildfires. Although the project site is not within a VHFHSZ, all proposed construction is required to meet minimum standards for fire safety, and Mitigation Measures **HAZ-1** and **HAZ-2**, which require conformance with the California Building Code and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

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

Timing/Implementation: Prior to issuance of building permits

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

HAZ-2 Prior to the issuance of a certificate of occupancy, the City's Public Works Department shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance

with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.

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

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

10. Hydrology and Water Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;			✓	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			✓	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
iv) impede or redirect flood flows?			✓	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

DISCUSSION

a) Less Than Significant Impact.

Construction

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

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

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

Operation

The primary constituents of concern during the project operational phase would be solids, oils, and grease from parking areas and driveways that could be carried offsite, as well as pesticides, trash and debris, bacterial indicators, nutrients, and toxic organic compounds. Structural BMPs may include, but are not limited to, drainage stenciling and signage, avoiding the use of unprotected metals for roofing/gutters/trim, and designing landscapes to minimize irritation and runoff. Operational source control BMPs may include maintaining inlet markings, maintaining drains to prevent blockages, maintaining landscaping using minimal or no pesticides, and inspecting and cleaning receptacles. The

BMPs would properly manage flow and prevent stormwater pollution by reducing the potential for contamination at the source. The BMPs specific to the proposed project would be approved by the City.

As mentioned in the Project Description, the two existing natural drainage swales on site would be improved with proposed plantings to remove pollutants, and boulders and cobbles would be placed along the swales to minimize erosion and stabilize flow lines. Additionally, onsite landscaping would assist with minimizing the amount of runoff from the site by providing permeable areas for water infiltration and decreasing runoff volume.

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

b) Less Than Significant Impact.

The project site lies within the Santa Margarita River Watershed. The project site would be subject to the Elsinore Basin Groundwater Management Plan as the site would be served by the Elsinore Valley Municipal Water District.

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

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

The Elsinore Basin, which is a major source of potable groundwater supply for Elsinore Valley Municipal Water District (EVMWD), has not been identified to be in a state of overdraft (DWR 2024). Furthermore, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2021). Therefore, the proposed project would not impede sustainable groundwater management of the Basin, and impacts would be less than significant.

c)

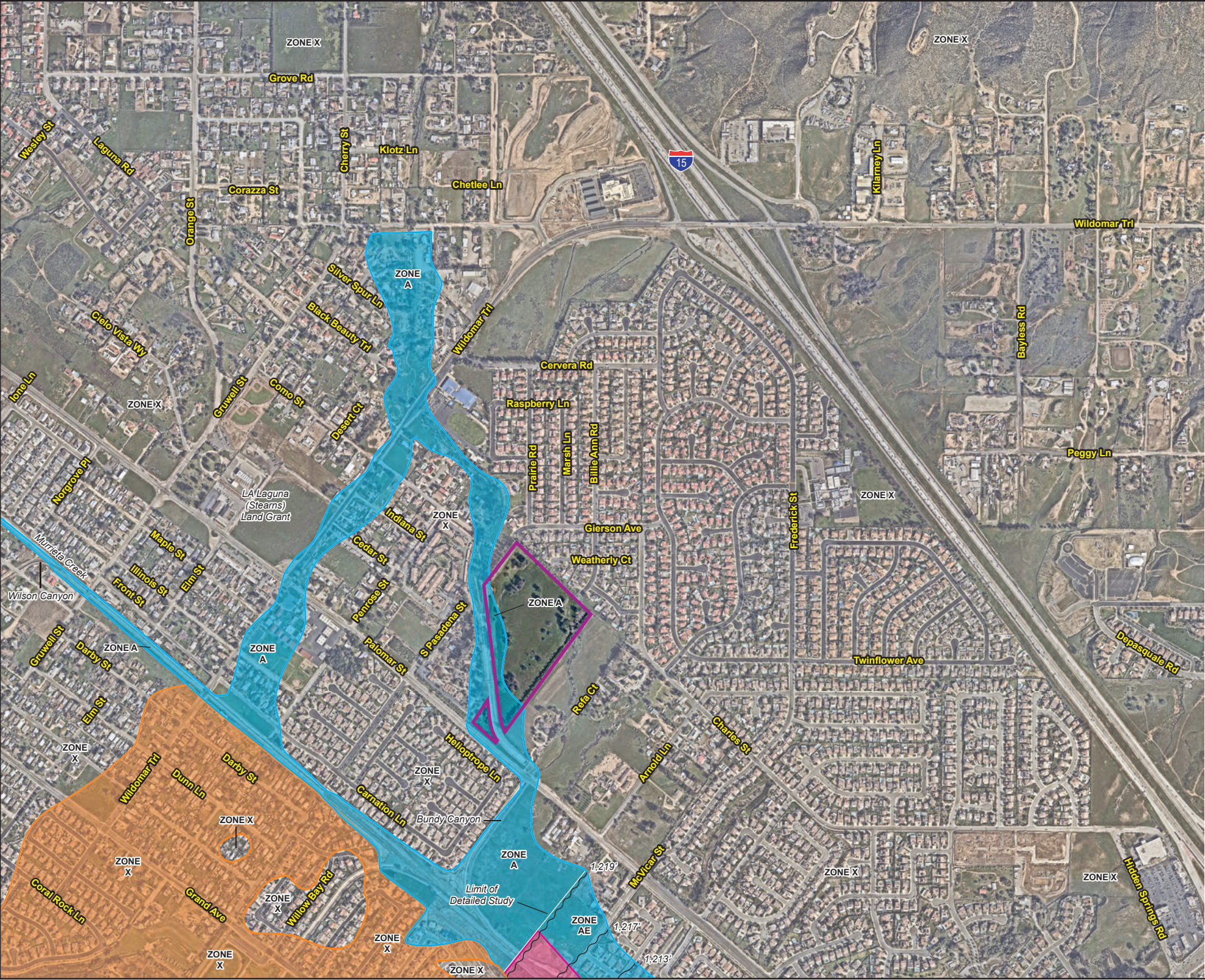
i, ii) Less Than Significant Impact.

Please refer to issue b) in Section VI.7, Geology and Soils, for further discussion of erosion. Surface water drainage would be controlled by building regulations, with the water directed toward existing streets, flood control channels, storm drains, and the natural drainage swales. The two existing natural drainage swales on the project site would be improved with proposed plantings, as well as boulders and cobbles to minimize erosion, stabilize flow lines, and remove pollutants.

Drainage for the site would channel runoff into these natural drainage swales and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements and the Regional MS4 permit. Additionally, the City's Public Works Department is required to submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during project construction. Furthermore, a detailed erosion control plan would need to be submitted to the City Public Works and Engineering Department for approval prior to obtaining a grading permit. Implementation of an erosion control plan would address any erosion issues associated with proposed grading and site preparation. Although the proposed project would introduce new impervious surfaces on the site, the majority of the proposed project would be permeable and the two existing natural drainage swales on site would be improved to minimize impacts. Additionally, operational BMPs would minimize erosion, siltation, and flooding on- or off-site. Therefore, impacts would be less than significant.

- iii) **Less Than Significant Impact.** The proposed project would be designed to preserve the natural topography to the extent possible, including the preservation of natural drainage courses throughout the project site. Pedestrian bridges would be constructed over some of the drainage courses instead of grading those areas and placing culverts. Additionally, the proposed project is required to comply with Wildomar Municipal Code Section 13.12.050, which requires development to comply with a MS4 Permit from the San Diego Regional Water Quality Control Board. Therefore, the proposed project would not exceed the capacity of the existing stormwater system. Impacts would be less than significant.
- iv). **Less Than Significant Impact.** As shown in **Figure 5**, Flood Zone Map, the western portion of the project site, which generally corresponds to the location of the drainage channel, is within the FEMA designated Flood Zone A, which is an area with one percent annual change of flooding. Although the proposed project would increase impervious surfaces onsite, the proposed project would be designed to preserve the natural topography to the extent possible, including the preservation of the natural drainage courses. The natural topography of the proposed project would reduce impacts from on- or off-site flooding. The drainage channel would be maintained by the City which would ensure that flooding impacts are reduced. Therefore, less than significant impacts would occur.

Figure 5 - Flood Zone Map



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, Ah, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A

No Base Flood Elevations Determined

ZONE AE

Base Flood Elevations Determined

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Areas determined to be outside the 0.2% annual chance floodplain.

~ 1,219 ~

Base Flood Elevation line and value; elevation in feet
(Referenced to the North American Vertical Datum of 1988)

Project Boundary

Source: FEMA 2028.



d) Less Than Significant Impact. See Section VI.10.c.iv, regarding flood hazards. Dam failure is the uncontrolled release of impounded water behind a dam. According to Figure 6-0, Dam Inundation, of the Safety Element, portions of the project site are within the Diamond Valley Lake East Dam inundation zone. However, the Division of Safety of Dams inspects and monitors all jurisdictional dams through the Dam Safety Program, and the Riverside County Department of Emergency Management coordinates preparedness efforts to mitigate against, plan for, respond to, and recover from natural hazards, including the possibility of dam failure. There are no state or local restrictions for development in dam inundation zones; however, each dam owner is required to prepare an emergency action plan (EAP) and coordinate its response to a dam incident with local authorities. The EAP is required to include warning and notification procedures that would involve the Alert RivCo system, Riverside County's emergency notification system, the Riverside County Emergency Management Department (EMD), Riverside County Sheriff's Department, Riverside County Flood Control and Water Conservation District, and the City's Emergency Services Department. Therefore, impacts related to the release of pollutants due to dam inundation are considered less than significant.

A tsunami is a series of traveling ocean waves generated by a rare, catastrophic event, which could include an earthquake, submarine landslide, or volcanic eruption. The project site is approximately 24 miles east of the Pacific Ocean. Therefore, there is no potential for the release of pollutants due to a tsunami.

A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. Seiches can be created by winds, earthquakes, or tsunamis. Bodies of water such as reservoirs, ponds, lakes, or large aboveground storage tanks can experience seiche waves up to several feet in height during a strong earthquake. The water sloshes back and forth until the wave motion is dampened by friction. There are no large water bodies within the City that would subject the project site to the possibility of seiches. Although seiches could theoretically occur at Lake Elsinore, the lake is approximately four miles north of the project site, and is separated by development, vegetation, and varying topography. Therefore, it is unlikely that a seiche would cause overtopping of a lake or reservoir, resulting in downstream flooding or the release of pollutants to the proposed project. Therefore, impacts would be less than significant.

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

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

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

11. Land Use and Planning

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

DISCUSSION

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

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

The development standards listed in Chapter 17.16, R-R Rural Residential Zone, of the Wildomar Municipal Code, restrict structures to a maximum height of 50 feet. No proposed structures would exceed the maximum height of 50 feet. The proposed project would adhere to all additional development standards listed in Chapter 17.16, R-R Rural Residential Zone, of the Wildomar Municipal Code, and other applicable standards of the Municipal Code. [Under the Proposed General Plan, the project site would be designated Open Space Recreation (OS-R) and zoned Open Space (OS), which would allow for park uses.]

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

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

12. Mineral Resources

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

DISCUSSION

a) No Impact. There are no mines mapped on the project site (CDC 2024d). Additionally, the project site is in an area designated as MRZ-3 (CDC 2024e). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. As there are no mines or known mineral resources onsite, no impacts would occur.

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

13. Noise

Issues, would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

Noise modeling was prepared by PlaceWorks in May 2024 (PlaceWorks 2024c) which is summarized herein and included as **Appendix 7**.

Environmental Setting

Noise is defined as unwanted sound. It is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise, the federal government, State of California, and City of Wildomar have established criteria to protect public health and safety and to prevent disruption of certain human activities. Additional information on noise and vibration fundamentals and applicable regulations are contained in **Appendix 7**.

Sensitive Receptors

Certain land uses are particularly sensitive to noise and vibration. These uses include residences, schools, hospital facilities, houses of worship, and open space/recreation areas where quiet environments are necessary for the enjoyment, public health, and safety of the community. The nearest sensitive receptors to the project site are single-family residential uses to the east. A senior living community is located to the northwest, Anne Sullivan Preschool & Transitional Kindergarten to the west, and single-family residential uses are to the south and west of the project site.

Existing Conditions

The project site is in a predominantly residential neighborhood. The existing noise environment is characterized primarily by traffic noise on Palomar Street and other local roadways and residential traffic along nearby streets, such as Giersen Avenue and the access road to the assisted living facility. Noise from dogs barking, typical residential activities, birds, and wind noise also contribute to the existing ambient noise environment.

To determine baseline noise levels in the project vicinity, ambient noise monitoring was conducted by PlaceWorks on Tuesday, May 7, 2024. Three short-term (15-minute) measurement locations were selected and conducted around the project site.

The short-term sound level meter used (Larson Davis LxT) for noise monitoring satisfies the American National Standards Institute (ANSI) standard for Type 1 instrumentation. The short-term sound level meter was set to “slow” response and “A” weighting (dBA). The meter was calibrated prior to and after each monitoring period. All measurements were at least 5 feet above the ground and away from reflective surfaces. Short-term measurement locations are described below and shown in **Figure 6**, Approximate Noise Monitoring Locations, and results are summarized in **Table 13-1**, Short-Term Noise Measurements Summary in A-weighted Sound Levels.

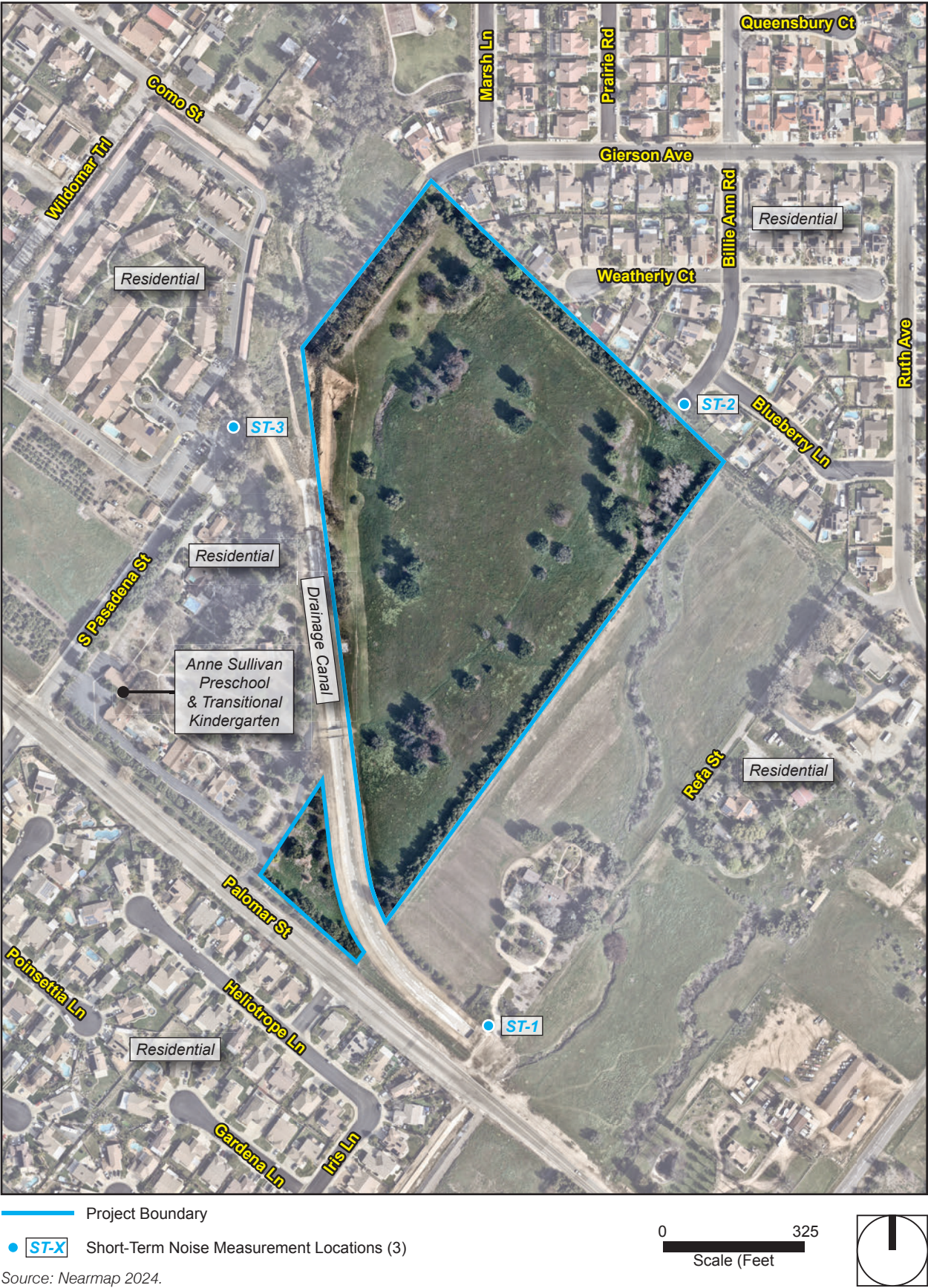
Table 13-1 Short-Term Noise Measurements Summary in A-weighted Sound Levels								
Monitoring Location	Description	15-minute Noise Level, dBA						
		L _{eq}	L _{max}	L _{min}	L50	L25	L8	L2
ST-1	Near Palomar and Refa Street, 5/7/24, 1:43 PM	57.8	65.6	41.8	56.8	59.2	61.7	63.3
ST-2	At the end of the cul-de-sac on Billie Ann Road, 5/7/24, 1:03 PM	47.4	59.2	42.4	45.5	47.3	50.0	54.9
ST-3	Near the Wildomar Assisted Living Facility at the end of South Pasadena Street, 5/7/24, 12:23 PM	48.3	57.1	42.2	48.0	49.6	50.6	52.4

Source: PlaceWorks 2024c (Appendix 7)

- **Short-Term Location 1 (ST-1)** was conducted near the residence on 21854 Palomar Street next to the Riverside County Flood Control District-owned canal. The 15-minute noise measurement began at 12:43 PM on Tuesday, May 7th, 2024. The noise environment is characterized by traffic noise from Palomar Street. Noise levels generally ranged from 42 dBA to 66 dBA.
- **Short-Term Location 2 (ST-2)** was conducted at the cul-de-sac on Bille Ann Road next to the residence at 35585 Billie Ann Road. A 15-minute noise measurement began at 1:03 PM on Tuesday, May 7th, 2024. The noise environment is characterized primarily by activities associated with the surrounding residences including dogs barking and cars parking. Noise levels generally ranged from 42 dBA to 60 dBA.

- **Short-Term Location 3 (ST-3)** was conducted at the end of the cul-de-sac on South Pasadena Street near the Wildomar Assisted Living Facility. A 15-minute noise measurement began at 12:23 PM on Tuesday, May 7, 2024. The noise environment is characterized primarily by vehicles entering and exiting the assisted living facility located approximately 200 feet northwest of the monitoring site and noise on Palomar Street. Noise levels generally ranged from 42 dBA to 57 dBA.

Figure 6 - Approximate Noise Monitoring Locations



DISCUSSION

a) Less Than Significant Impact.

Construction Noise

The City of Wildomar has not established criterion for construction noise. The Federal Transit Administration (FTA) provides criteria for acceptable construction noise levels and recommends a daytime noise threshold of 80 dBA Leq (eight hour) for residential uses. For the purposes of this analysis, the FTA criterion is applied to nearby residences to determine impact significance.

The transport of workers and materials to and from the construction site could incrementally increase noise levels along the access roadways in the project area. Individual construction vehicle pass-bys may create momentary noise levels of up to approximately 85 dBA (Lmax) at 50 feet from the vehicle, but these occurrences would generally be infrequent and short lived.

Noise generated by on-site construction equipment is based on the type of equipment used, its location relative to sensitive receptors, and the timing and duration of noise-generating activities. Each phase of construction involves different types of equipment and has distinct noise characteristics. Noise levels from construction activities are typically dominated by the loudest several pieces of equipment. The dominant equipment noise source is typically the engine, although work-piece noise (such as dropping of materials) can also be noticeable.

The noise produced at each construction phase is determined by combining the Leq contributions from the top-three loudest pieces of equipment used at a given time, while accounting for the ongoing time-variations of noise emissions (commonly referred to as the usage factor). Heavy equipment, such as a dozer or a loader, can have maximum, short-duration noise levels of up to 85 dBA at 50 feet. However, overall noise emissions vary considerably, depending on what specific activity is being performed at any given moment.

Noise attenuation due to distance, the number and type of equipment, and the load and power requirements to accomplish tasks at each construction phase would result in different noise levels from construction activities at a given receptor. Since noise from construction equipment is intermittent and diminishes at a rate of at least 6 dBA per doubling of distance (conservatively disregarding other attenuation effects from air absorption, ground effects, and shielding effects), the average noise levels at noise-sensitive receptors could vary considerably, because mobile construction equipment would move around the site (site of each development phase) with different loads and power requirements.

The expected construction equipment mix was estimated and categorized by construction activity using the Federal Highway Administration Roadway Construction Noise Model (RCNM). Assuming the nearest sensitive receptor to the center of construction activities, construction-related noise levels would be less than 74 dBA Leq at the closest receptors (residences to the east), which would not exceed the threshold of 80 dBA Leq. Construction noise levels at receptors further away are estimated to be even less. Results are summarized in **Table 13-2, Construction Average Noise Levels (dBA) at Nearest Receptors**. Construction noise levels would not create a substantial temporary increase in ambient noise levels in the

vicinity of the project site, above the allowable noise limit. Therefore, construction noise impacts would be less than significant.

Table 13-2 Construction Average Noise Levels (dBA) at Nearest Receptors			
Receptor	Distance Noise Sensitive Receptor	Exterior Construction Noise Level at Noise Sensitive Receptor (dBA L_{eq})	Exceeds 80 dBA L_{eq} Standard?
Residences to the East	150	74	No
Residences to the West	250	70	No
Residences to the North	175	73	No
Residences to the South	275	69	No
Source: PlaceWorks 2024c (Appendix 7)			

Operations

The nearest noise sensitive receptors are the residential uses located directly east of the project site. Operational noise sources associated with the proposed project include recreational and park activities.

Traffic Noise

A project will normally have a significant effect on the environment related to noise if it substantially increases the ambient noise levels for adjoining areas. Most people can detect changes in sound levels of approximately 3 dBA under normal, quiet conditions, and changes of 1 to 3 dBA under quiet, controlled conditions. Changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is readily discernible to most people in an outdoor environment. Noise levels up to 65 dBA CNEL are normally acceptable and above 70 dBA CNEL are normally unacceptable at sensitive receptor locations such as residences, and noise environments in these areas would be considered degraded. Based on this, a significant impact would occur if the following traffic noise increases occur relative to the existing noise environment:

- For Project-related traffic noise, the proposed project causes the ambient noise levels measured at the property line of affected uses to increase by 3 dBA CNEL to or within the “normally unacceptable” or “clearly unacceptable” categories; or
- The proposed project causes the ambient noise levels measured at the property line of affected uses to increase by 5 dBA CNEL or more within the “normally acceptable” or “conditionally acceptable” categories.

Typically, a doubling in existing traffic volumes due to project traffic would result in a 3 dBA increase of existing traffic noise levels. Based on trip generation rates for a park use, implementation of the project would produce at most 44 new trips along the local roadway segments on any given day, 22 entering and 22 exiting. However, the project proposes to provide up to 65 parking stalls when complete. Assuming all 65 parking stalls fill in a day, the resulting increase in daily traffic volumes would be 130 new trips (arriving and leaving park) due to project implementation. Existing traffic volumes on project area roadways are

more than 130 trips a day, and the project would not cause a doubling of existing traffic volumes with project implementation. This would not result in a 3 dBA increase over existing conditions. Since the proposed project would not result in a 3 dBA increase, impacts would be less than significant.

Park Noise

The proposed project would include park uses include walking trails, disc golf baskets, a turf play area, community garden, and restrooms. New pathways and open space areas would allow for quiet recreational activities. The proposed project is not anticipated to host any programming or large-scale events that could potentially disrupt nearby residential areas. However, the potential for gatherings for celebrations (e.g., wedding, birthday) could consist of music or a portable public address system. These types of events would be required to comply with Section 9.48.060(D), Sound-Amplifying Equipment and Live Music, of the City Municipal Code restricting live music or amplified sound equipment between the hours of 8:00 a.m. to 10:00 p.m. and not be audible to the human ear at a distance greater than 200 feet. Section 9.48.070 of the City Municipal Code does allow an exception to be requested for single events through an application process.

The proposed project would provide passive natural play areas, using natural materials rather than traditional active playground equipment such as a turf play area. Park noise estimates are based on a reference noise level of 63 dBA Leq at 50 feet of 40 children playing (Sacramento County 2011). This noise level would attenuate to 55 dBA Leq at 125 feet. Because the turf play area would most likely generate the most noise onsite and due to its location to the closest sensitive receptor (i.e., residences to the east), noise generated at the turf play area was analyzed to estimate park noise. The acoustical center of the proposed turf play area would be approximately 185 feet from the residential uses to the north of the project site. At a distance of 185 feet from the proposed turf play area, park noise would be 52 dBA Leq at the nearest residential property line. Therefore, project operational noise would not exceed daytime noise standards of 55 dBA Leq (per Section 9.48.040, General Sound Level Standards, of the Wildomar Municipal Code) and impacts would be less than significant.

b) Less Than Significant Impact.

Construction Vibration

Construction can generate varying degrees of ground vibration, depending on the construction procedures and equipment. The use of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The effects from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures.

Table 13-3, Proposed Project's Vibration Levels (in/sec PPV), summarizes vibration levels for typical construction equipment at a reference distance of 25 feet. Typical construction equipment can generate vibration levels ranging up to 0.089 inches per second (in/sec) PPV at 25 feet. Vibration levels at a distance greater than 100 feet would attenuate to 0.01 in/sec PPV or less.

Table 13-3 Proposed Project's Vibration Levels (in/sec PPV)		
Equipment	FTA Reference PPV (in/sec) at 25 feet	PPV (in/sec) at 100 feet
Large Bulldozer	0.089	0.011
Loaded Trucks	0.079	0.010
Jackhammer	0.035	0.004
Small Bulldozer	0.003	0.000
Source: FTA 2018		

The City of Wildomar does not have an established threshold for assessing construction vibration. The Federal Transit Administration (FTA) maximum acceptable vibration standard of 0.2 in/sec for nonengineered timber and masonry buildings is applied for assessing vibration from project construction-related activities. The nearest structure to the site's construction activities, the residential uses to the east, is approximately 65 feet away from the proposed construction area boundary. At this distance, construction vibration from a large bulldozer would attenuate to 0.02 in/sec or less. Proposed construction activities would not exceed the FTA vibration standard of 0.2 in/sec for nonengineered timber and masonry buildings. Therefore, impacts from construction vibration would be less than significant.

Operational Vibration

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

c) No Impact. The project is not located within an airport land use plan. There is no public airport or public use airport located within two miles of the project site. The nearest airport is the French Valley Airport located approximately 7.9 miles southeast of the project site. The proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

14. Population and Housing

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

DISCUSSION

a) Less than Significant Impact. Construction of the proposed project would require contractors and laborers. Because of the size of the proposed project, the City expects that the supply of general construction labor would be available from the local and regional labor pool. The unemployment rate for Riverside County region is 5.1 percent (BLS 2024). The proposed project would not result in a long-term increase in employment from short-term construction activities. In addition, the City's existing parks staff would maintain the proposed project, and no additional staff would be hired. The proposed project employment generation is not expected to result in a significant increase of employees in the region due to the size of the existing labor pool in the area. Therefore, the proposed project would not directly nor indirectly induce substantial unplanned growth in the City's population.

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

15. Public Services

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

DISCUSSION

a) Less Than Significant Impact. The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 61 on 32637 Gruwell Street in the City of Wildomar is approximately 0.7-mile to the northwest of the site and RCFD Fire Station 75 in the City of Murrieta is approximately 2.5 miles south of the site. These and several other RCFD stations in the surrounding area would be able to provide fire protection services to the project site, if needed. The proposed project is not expected to result in activities that create unusual fire protection needs, therefore any such impacts are considered less than significant.

b) Less Than Significant Impact. Police protection services are provided in Wildomar by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 6 miles north of the project site. Traffic enforcement is provided in this area of Riverside County by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel. The proposed project would not induce population growth in the area and no residential uses are proposed. The proposed project would serve the projected growth, and therefore, the proposed project would not be expected to substantially increase the demand for police protection services. Therefore, impacts would be less than significant.

c) No Impact. The project site is in the Lake Elsinore Unified School District (LEUSD). Typically, residential uses generate a need for school services. The proposed project would not induce substantial growth to the City's population, and would not propose residential uses. Therefore, no impact would occur.

d) No Impact. The City of Wildomar owns and manages five public parks with a combined acreage of 41.27 acres: Marna O'Brien Park, Regency Heritage Park, Windsong Park, Malaga Park, and 27-acre Park (pending construction). The City requires 3 acres of neighborhood and community parkland per 1,000 residents as per the City of Wildomar Municipal Code Section 16.20.020, Park and Recreation Fees and Dedications.

According to the Proposed General Plan Environmental Impact Report (EIR), the City's current population of 37,326 residents requires approximately 112 acres of parkland, based on the City's standard of three acres per 1,000 residents. With a proposed buildout population of 65,325 residents under the Proposed General Plan, the City would need 196 acres of parkland. With the approval of the proposed project, the deficiency in parkland would decrease to 134.3 acres.

The proposed project would not add new residents to the City as no residential uses are proposed. The proposed project would increase the parkland acreage in the City to accommodate existing and future population growth. Therefore, no impact would occur.

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

16. Recreation

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

DISCUSSION

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

b) Less Than Significant Impact. Implementation of the proposed project would result in the provision of new recreational facilities through the implementation of a 20-acre passive park on the project site. The construction of the park and related recreational amenities are included as part of the proposed project. The construction of the proposed project would not result in an adverse physical effect on the environment beyond what is analyzed in this IS/MND. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. Transportation

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✓	
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
d) Result in inadequate emergency access?			✓	

a) Less Than Significant Impact.

Public Transit, Pedestrian, and Bicycle Plans

The project area is served by RTA bus Route 23 which provides service for the cities of Wildomar, Murrieta, and Temecula (RTA 2024). The closest bus stop is the Palomar and Wildomar bus stop, which is approximately 0.5-mile north of the project site, at the intersection of Palomar Street and Pasadena Street.

The proposed project includes street improvements along Gierson Avenue and Palomar Street as well as extending Gierson Avenue and widening Palomar Street to create access to the project site. There are two existing pedestrian access points via the existing bridge crossings along the western portion of the site and the proposed project would add another bridge to connect the new parking lot on Palomar Street to the project site. Emergency access to the site would be provided via the driveways at Gierson Avenue and Palomar Street. The construction and operation phases of the proposed project would be contained within the project site and offsite along Palomar Street and Gierson Avenue. The City's development process requires coordination with RTA to ensure the operations of Route 23 along Palomar Street are not interrupted. If roadway closure(s) or reduction in access/capacity is necessary during construction, the City will prepare detour plans prior to the issuance of a development permit. The proposed project would not subsequently interfere with the use of existing sidewalks, bike lanes, or public transit.

As shown in Figure 2-10, Multi-Use and Equestrian Trails, of the Wildomar Active Transportation Plan, the project site is surrounded by multi-use trail networks that are also accessible to pedestrians, equestrians, hikers, and cyclists (Wildomar 2021b). These include a Community Trail (Roadside Multi-Use Trail) along Palomar Street and a Historic Trail (Off-road Multi-Use Trail) running north to south through the site. The proposed project would enhance these existing trails and encourage active transportation.

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

Roadways and Intersections

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

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

- Street improvements along Gierson Avenue and Palomar Street would include lighting, curb, gutter, sidewalk, and inlet improvements, as well as extending Gierson Avenue and widening Palomar Street to create access into the project site.

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

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

The City's VMT guidelines state that VMT analyses are not required for projects that generate 110 trips or less (Wildomar 2020). At project completion, the proposed project is anticipated to generate a total of 16 weekday trips with one peak AM trip and two peak PM trips, a total of 39 Saturday trips with six peak hour trips, and a total of 44 Sunday trips with six peak hour trips. The proposed project is a community-

serving use, and as such, would reduce the need for residents to travel outside the City for recreational facilities. The proposed project would serve City of Wildomar residents who may have otherwise traveled outside the City to use recreational facilities. Therefore, impacts would be less than significant.

c) Less Than Significant Impact. The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The proposed project would include two driveways: one along Gierson Avenue and one along Palomar. The proposed driveways would provide access for passenger and emergency vehicles. The proposed project would add a third pedestrian bridge on the western portion of the project site to connect the new Palomar parking lot to the project site. The proposed project would be reviewed for compliance with these standards as part of the City's review process. Additionally, the implementation of the offsite roadway improvements, as mentioned in Section VI.17.a, and adherence to all applicable standards would ensure that roadway hazards are reduced, and impacts are less than significant.

d) Less than Significant Impact. The proposed project would provide two driveways that would provide access to the site from Gierson Avenue and Palomar Street. Ingress and egress for the project site would be reviewed by the City and the CAL FIRE/Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code Chapter 8.28, Fire Code, for compliance with the California Fire Code. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by Municipal Code Chapter 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure adequate emergency access.
2. As part of the proposed project, the City will also construct the following improvements: construct frontage improvements on Grierson Avenue and Palomar Street, which would include lighting, curb, gutter, sidewalk, inlet improvements, and extending Gierson Avenue and widening Palomar Street to create access into the project site.
3. As part of the proposed project, the City will coordinate with RTA to ensure the operation of Route 23 along Palomar Street is not interrupted. If roadway closure(s) or reduction in access/capacity is necessary during construction, the City will prepare detour plans prior to the issuance of a building development permit.

MITIGATION MEASURES

None required.

18. Tribal Cultural Resources

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

DISCUSSION

a.

- i, ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site is vacant and does not contain any structures. The field survey did not identify any historic-period or pre-contact archaeological resources within the project site, and there are no historic properties under Section 106 of the National Historic Preservation Act or Historical Resources under CEQA would be affected by the proposed project (see Section V.5, above).

The results of the Sacred lands File research conducted by the Native American Heritage Commission (NAHC) for the project site were negative (ECORP 2024b).

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

affiliated with the geographic area of the proposed project.” Section 21074 of AB 52 also defines tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and that are either listed on, or eligible for, the California Register of Historical Resources or a local historic register, or the lead agency chooses to treat the resource as a significant resource.

The City notified tribes that requested to be alerted of new projects on February 26, 2024, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Mission Indians.

On March 12, 2024, the City consulted with the Pechanga Band of Indians. The tribe requested a map identifying reburial sites that would not be subject to future development, paving, flooding, or erosion; and to partake in the archaeological resources survey. The reburial sites map was sent to the Tribe and will be part of the Cultural Resources Management Plan (CRMP) and remain confidential to protect the resource(s). The Tribe concluded consultation on July 31, 2024.

On March 25, 2024, the Morongo Band of Mission Indians indicated that the project site is not within the boundaries of the Tribe’s ancestral territory or traditional use area and deferred to tribes more closely associated with the lands upon which the proposed project is located.

On March 25, 2024, the Rincon Band of Luiseno Indians requested additional information about the proposed project in order to make a determination on whether AB 52 consultation is required or not. On June 19, 2024, the Tribe deferred consultation to the Pechanga Band of Indians and indicated that the Tribe has no further comments.

On April 2, 2024, the Soboba Band of Mission Indians notified the City that the project site falls within the Traditional Use Area of the tribe. The City consulted with the Soboba Band of Mission Indians on April 22, 2024, and the Tribe requested a copy of the cultural resources report once it had been prepared. The Tribe concluded consultation on June 26, 2024.

The City works closely with the tribes and consults on all projects before the City. The Pechanga Band of Mission Indians provided cultural and tribal mitigation measure language which the Soboba Band of Mission Indians agreed upon. These mitigation measures have been incorporated into this IS/MND. With the inclusion of Mitigation Measures **TRI-1** through **TRI-8** and **CUL-2**, impacts to tribal cultural resources would be mitigated to a less than significant impact with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

Refer to mitigation measure **CUL-2** in Section V.5, Cultural Resources, of this document.

TRI-1

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

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

take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

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

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

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

- a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
 - ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.
 - iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning

finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: During grading activities

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

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

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

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

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

- a. Project grading and development scheduling;
- b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the

protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

- c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Timing/Implementation: Prior to issuance of grading permit

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

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

Timing/Implementation: During ground-disturbing activities

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

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

Timing/Implementation: During ground-disturbing activities

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

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

Timing/Implementation: Prior to final inspection

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

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

Timing/Implementation: During discovery of Native American human remains

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

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

Timing/Implementation: Before Reburial of Native American Artifacts

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

19. Utilities and Service Systems

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

DISCUSSION

a) Less Than Significant Impact.

Wastewater Treatment

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

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors specified in the 2016 Sewer System Master Plan. The recommended generation rates are determined according to land use designation. The wastewater generation rate in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the 2016 Sewer System Master Plan is 101 gallons per day (gpd)/acre for General Plan land use designation of Open Space – Recreation/Slopes land use designation (EVMWD 2016). As the project site covers approximately 20 acres, the proposed wastewater generation for the site would be 2,020 gpd.³

The proposed project would connect to existing sewer lines along South Pasadena Street and Gierson Avenue (EVMWD 2016; 2024). The project site is located within the Regional WRF service area. The Regional WRF has an average daily intake of 5.46 million gallons per day (mgd) with a flow capacity of 8 mgd and a peak flow capacity of 17.6 mgd (EVMWD 2016). Therefore, the Regional WRF has an excess daily intake capacity of approximately 2.54 mgd. In addition, the Regional WRF also has a planned capacity expansion to 4 mgd (EVMWD 2021).

The proposed project would result in an increase of approximately 0.79 percent⁴ of the remaining design capacity of the Regional WRF. With the planned capacity expansion at the plant, the increase in wastewater by the proposed project is considered less than significant. The proposed project would not require or result in the construction or expansion of any new sewage treatment facilities. The proposed project impacts to wastewater treatment are less than significant.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The EVMWD supplies water to the surrounding area and would supply water to the project site. Water line improvements at the project site would be constructed in accordance with Title 13, Public Services, of the Wildomar Municipal Code. The proposed project would connect to the waterlines on Palomar Street, Gierson Avenue, and South Pasadena Street (EVMWD 2024).

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

³ 20 acres x 101 gpd/acre = 2,020 gpd

⁴ 2,020 gpd / 2,540,000 gpd = 0.00079 = 0.79 percent.

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

As shown in **Table 19-1**, the EVMWD water treatment facilities have a remaining water treatment capacity of approximately 9.5 mgd. Based on water generations rates in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the Sewer System Master Plan, the water demand for the proposed project's uses would be 2,300 gpd/acre for Open Space – Recreation/Slopes designation (EVMWD 2016). The total proposed water demand for 20 acres of the site would be 46,000 gpd⁵. This is approximately 0.48 percent⁶ of the remaining treatment capacity of the EVMWD water treatment facilities. Therefore, based on water demands of the project, the current capacity of the EVMWD treatment facilities would be able to accommodate the water demands generated from the proposed project. The proposed project impacts to water treatment is less than significant.

Stormwater Drainage

Stormwater drainage impacts are addressed in section VI.10.c.iii, above. The majority of the project site would be permeable, and runoff from the site would be directed to the two existing natural drainage swales on site. Additionally, implementation of BMPs would improve water quality and reduce runoff. Stormwater drainage improvements associated with the proposed project have been designed to not impact the local, off-site storm drain system. Therefore, impacts would be less than significant.

Electricity and Natural Gas

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

⁵ 20 acres x 2,300 gpd/acre = 46,000 gpd

⁶ 46,000 gpd / 9,500,000 gpd = 0.00484 = 0.48 percent

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

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

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

d) Less Than Significant Impact. The main solid waste disposal site that would serve the project site is the El Sobrante Landfill in Corona. The landfill is projected to reach its full capacity of 209,910,000 cubic yards in 2051 (CalRecycle 2024). The El Sobrante Landfill has a remaining capacity of 143,977,170 tons (CalRecycle 2024).

The California Department of Resources Recycling and Recovery's most recent solid waste generation rates for Public/Institutional uses is 0.007 pounds per square foot per day (lb/sq ft/day) (CalRecycle 2024b). Therefore, the proposed project would generate an estimated 6,098 lb/day of solid waste⁷. This increase would be 0.02 percent⁸ of the landfill's daily maximum permitted throughput and could be accommodated. Therefore, the project impacts on landfill capacity are less than significant.

e) Less Than Significant Impact. Solid waste would be generated during construction and operation of the proposed project. The Solid Waste Reuse and Recycling Access Act of 1991 requires that adequate areas be provided for collecting and loading recyclable materials such as paper, products, glass, and other

⁷ 0.007 lb/sq ft/day x 871,200 square feet = 6,098 lbs/day

⁸ 6,098 lb/day = 43.049 ton/day

3.049 tons/day / 16,054 tons/day = 0.019 = 0.02 percent.

recyclables. City of Wildomar Municipal Code Section 8.104 regulates solid waste handling and mandates that sufficient receptacles be in place onsite to accommodate refuse and recycling. As part of the proposed project, daily janitorial services would be provided and include removal of debris from trash receptacles, litter removal, graffiti abatement, periodic pressure washing, and restroom cleaning. Compliance with State law and the City's Municipal Code would ensure the project would result in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

20. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		✓		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		✓		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainages?			✓	

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

The eastern and western portions of the City of Wildomar have been designated VHFHSZ. However, the project site is not within a VHFHSZ (CAL FIRE 2024). Nevertheless, development on the project site would be subject to compliance with the 2022 CBC and 2022 CFC, or the current version of the CBC and CFC at the time of construction. In addition, the City of Wildomar is covered under covered under the Wildomar Safety Element, Wildomar Emergency Operations Plan, and the Wildomar Local Hazard Mitigation Plan.

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

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

b) Less Than Significant with Mitigation Incorporated. The project site is vacant and contains vegetation. The City does not experience high-speed prevailing winds; average wind speeds are approximately 6 miles per hour during the windier part of the year, from November to June (Weather Spark 2024).

The proposed project would include amenities and minimal structures, but intends to preserve the natural vegetation to the extent feasible. As the project site is not within a VHFHSZ, the proposed project and site conditions would not contribute to an increase in exposure to wildfire risk. Additionally, the area surrounding the project site includes built uses such as residential uses and a preschool to the west of the site. Development on the project site would be subject to compliance with the CBC and CFC. Moreover, the Wildomar Local Hazard Mitigation Plan, Wildomar Emergency Operations Plan, and Safety Element provides guidance to effectively respond to and mitigate emergencies, including wildfires. In addition, although the project site is not within a VHFHSZ, as with all projects in the City of Wildomar, Mitigation Measures **HAZ-1** and **HAZ-2**, which require conformance with the CBC and CFC, would be implemented due to the overall wildfire risk of the City of Wildomar. Therefore, impacts are considered less than significant with mitigation incorporated.

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

d) Less Than Significant Impact. As discussed in Section VI.7, the portions of the project site are susceptible to landslides and slope instability. Additionally, as discussed in Section VI. 10, the western portion of the project site, which generally corresponds to the location of the drainage channel, is within Flood Zone A (FEMA 2008).

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

possible, including the preservation of natural drainage courses. Additionally, the project site is not within a VHFHSZ. Therefore, with implementation of BMPs, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None Required.

MITIGATION MEASURES

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

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

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

a) Less Than Significant Impact with Mitigation Incorporated. Based on the evaluations and discussion in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment. As discussed in Section VI.4, Biological Resources, implementation of Mitigation Measure **BIO-1** through **BIO-8** would reduce impacts to biological resources, trees, nesting birds, burrowing owls, crotch bumble bees, bats, aquatic resources, and drainage features to less than significant.

As discussed in Section VI.5, Cultural Resources, with the implementation of Mitigation Measures **CUL-1**, **CUL-2**, and **TRI-1** through **TRI-8**, the proposed project would have a less than significant impact on archaeological resources, human remains, and tribal cultural resources with mitigation incorporated.

Furthermore, as discussed in Section VI.7, Geology and Soils, the proposed project would have a less than significant impact on paleontological resources with the implementation of Mitigation Measure **GEO-2**, which requires the applicant to retain a paleontologist to assess the potential for the presence of paleontological resources.

b) Less Than Significant Impact with Mitigation Incorporated.

Aesthetics

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

Agriculture and Forestry Resources

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

Air Quality

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

Cumulative Short-Term Emissions

The SoCAB is designated nonattainment for O₃, PM₁₀, and PM_{2.5} for State standards and nonattainment for O₃ and PM_{2.5} for Federal standards. The project construction-related emissions by themselves would not have the potential to exceed the South Coast AQMD significance thresholds for criteria pollutants. Since these thresholds indicate whether individual project emissions have the potential to affect cumulative regional air quality, project-related construction emissions would not be cumulatively considerable. The South Coast AQMD has developed strategies to reduce criteria pollutant emissions

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

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

Cumulative Long-Term Impacts

The South Coast AQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The South Coast AQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. The proposed project's daily emissions would not exceed the South Coast AQMD's regional significance thresholds, ensuring that any criteria pollutant emissions generated during operation will not result in a significant net increase for any pollutant in the nonattainment region under federal or state ambient air quality standards, resulting in less than significant impacts.

Toxic Air Contaminants - Construction

The proposed project would increase concentrations of TACs near sensitive land uses during construction activities. The nearest off-site residential receptors from the proposed project include single-family homes east of the project site. A site-specific HRA for TACs during construction was conducted to assess potential health risks. The assessment indicates that cancer risks for all the Residential MER would exceed South Coast AQMD thresholds. However, Mitigation Measure **AQ-1**, requiring Tier 4 Interim-certified construction equipment for off-road engines over 50 horsepower, would mitigate impacts to below significant levels. Therefore, impacts would not be cumulatively significant.

Toxic Air Contaminants - Operational

The operation of the proposed project is not expected to produce significant TAC emissions from on-site stationary sources. Industrial uses such as chemical processing and warehousing, which involve truck idling, typically require permits from the South Coast AQMD due to their potential for substantial emissions. Since the proposed project would include park amenities, which are not associated with significant TAC emissions, the impact of TAC emissions from the operational activities of the proposed project would be less than significant. Therefore, impacts would not be cumulatively significant.

Biological Resources

The project site is primarily vacant and undeveloped and is not within a Criteria Cell, Linkage Area, Core Area, or Conservation Area. The project site is located within the Stephens' Kangaroo Rat Fee Plan Area and MSHCP Fee Area. Implementation of Mitigation Measure **BIO-1** through **BIO-8** would reduce impacts to biological resources, trees, nesting birds, burrowing owls, crotch bumble bees, bats, aquatic resources, and drainage features to less than significant. The proposed project would pay the MSHCP and Stephen's Kangaroo Rat Conservation fees, as applicable, to ensure that there would be a less than cumulatively considerable impact on biological resources with mitigation incorporated.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. Other projects in the region could demolish or otherwise alter cultural resources. However, Mitigation Measures **CUL-1**, **CUL-2**, and **TRI-1** through **TRI-8** would reduce the potential impacts associated with development on the project site. Other projects in the region would also be required to comply with CEQA Guidelines Section 15064.5, which requires the lead agency to determine if discovered resources are unique or historically significant, and if so, to avoid or mitigate impacts to such resources in accordance with the provisions of PRC Section 21083.2. Therefore, the project would have a less than cumulatively considerable impact with mitigation incorporated.

Energy

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

Geology and Soils

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

Greenhouse Gas Emissions

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

Regarding goals for 2050 under Executive Order S-3-05, at this time it is not possible to quantify the emissions savings from future regulatory measures, as they have not yet been developed. Nevertheless,

it is anticipated that the operation of the proposed project would comply with all applicable measures that state lawmakers decide would lead to an 80 percent reduction below 1990 levels by 2050.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Although the project site is not within a VHFHSZ, all proposed construction is required to meet minimum standards for fire safety, and Mitigation Measures **HAZ-1** and **HAZ-2** would ensure that the proposed project complies with the California Building Code, Fire Code, and City standards regarding fire hazards. All development in the City is required to comply with the California Building Code, Fire Code, and City standards. Compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable with mitigation incorporated.

Hydrology and Water Quality

Water quality measures included in the proposed project and the SWPPP for the project would ensure that the quantity and quality of water discharged from the site during both construction and operational activities do not adversely affect any off-site uses or water resources. The project site's western portion of the project site, which generally corresponds to the location of the drainage channel, is within a Flood Zone A, a flood-prone area with a one percent annual chance of flooding. Despite increasing impervious surfaces, the project aims to preserve natural topography, including natural drainage courses, to minimize impacts from flooding on or off-site. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

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

Mineral Resources

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

Noise

As discussed in Section VI.13, Noise, the proposed project would comply with all applicable noise standards and would have less than significant direct impacts related to construction and operational noise. It is possible that other construction projects in the vicinity could overlap with activities on the project site, but other such projects are required to mitigate their construction noise impacts and comply

with the City's noise ordinances. Any combined impacts would be temporary, constituting intermittent annoyance perhaps, but not a significant cumulative noise impact. Therefore, the proposed project would have a less than cumulatively considerable impact related to construction noise.

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable developments in the immediate area, may increase operational noise levels in the project area. However, the proposed project would not cause a doubling of existing traffic volumes with project implementation, and project operational noise would not exceed daytime noise standards of 55 dBA Leq. Therefore, the proposed project would have a less than cumulatively considerable impact related to operational noise.

Population and Housing

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

Public Services

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

Recreation

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

Transportation

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

As part of the proposed project, the City would also construct the following improvements: street improvements along Gierson Avenue and Palomar Street which would include lighting, curb, gutter, sidewalk, and inlet improvements, as well as extending Gierson Avenue and widening Palomar Street to create access into the project site.

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

Tribal Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural, tribal cultural, and archaeological resources. However, Mitigation Measures **CUL-2** and **TRI-1** through **TRI-8** would reduce the potential impacts to tribal cultural resources associated with development on the project site. As with the proposed project, each related cumulative project would be required to comply with AB 52 and PRC Section 21083.2(i), which addresses accidental discoveries of archaeological sites and resources, including tribal cultural resources, and would be required to implement Mitigation Measures **CUL-2** and **TRI-1** through **TRI-8**. Therefore, any discoveries of tribal cultural resources caused by the project or related projects would be mitigated to a less than significant level. Therefore, the project would have a less than cumulatively considerable impact with mitigation incorporated.

Utilities and Service Systems

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

Wildfire

The project site is not located within a VHFHSZ. However, all projects in the City of Wildomar are required to implement Mitigation Measures **HAZ-1** and **HAZ-2** and comply with the California Building Code, Fire Code, and other applicable federal, state, and local regulations, which would ensure that cumulative hazard conditions are less than cumulatively considerable with mitigation incorporated.

c) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. Although a number of impacts were identified as having the potential to significantly impact humans, with the implementation of Mitigation Measures **AQ-1**, **CUL-2**, **GEO-1**, **HAZ-1**, and **HAZ-2**, and implementation of standard conditions and requirements, these impacts are less than significant. With the implementation of these mitigation measures, the proposed project is not expected to cause significant adverse impacts to humans. Mitigation Measure **AQ-1** would reduce impacts associated with air pollutant emissions during construction activities, Mitigation Measure **CUL-2** would reduce impacts associated with human remains, Mitigation Measure **GEO-1** would reduce impacts associated with geology and soils, and Mitigation

Measures **HAZ-1** and **HAZ-2** would reduce impacts associated with wildfire hazards. Therefore, the proposed project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, this document analyzes long-term and short-term impacts and mitigates all potential impacts to a less than significant level; therefore, the proposed project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

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