Bradley Gardens Skilled Nursing Facility Expansion

Initial Study/Mitigated Negative Declaration

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September 2026

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Acronym List

AB	Assembly Bill
ADA	Americans with Disabilities Act
AQMP	Air Quality Management Plan
AB	Assembly Bill
APN	Assessor's Parcel Numbers
BMPs	Best Management Practices
BER	Business Environmental Risk
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CPTED	Crime Prevention Through Environmental Design
CRHR	California Register of Historical Resources
dBA	A-weighted decibel
DCV	Design Capture Volume
DPM	Diesel Particulate Matter
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
GHG	Greenhouse Gas
GPU	General Plan Update
HI	Hazard Index
HPLV	High Pressure Low Volume
HRA	Health Risk Assessment
HVAC	Heating, Ventilation, and Air-Conditioning
I	Industrial
IL	Industrial Light
IS	Initial Study
ITE	Institute of Transportation Engineers
LDV	Light-Duty Vehicle
Leq	Equivalent Continuous Level
LID	Low Impact Development
Lmax	Maximum Sound Level

LOS	Level of Service
LST	Localized Significance Threshold
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MSHCP	Multiple Species Habitat Conservation Plan
MTCO2e	Metric Tons of Carbon Dioxide Equivalent
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
NAHC	Native American Heritage Commission
NOx	Nitrous Oxides
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
PHF	Psychiatric Health Facility
PM	Particulate Matter
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRIMP	Paleontological Resources Impact Mitigation Program
PWL	Sound Power Level
QSD	Qualified SWPPP Developer
RCFD	Riverside County Fire Department
RCSD	Riverside County Sheriff's Department
REL	Reference Exposure Level
ROG	Reactive Organic Gases
ROW	Right-of-Way
RTA	Riverside Transit Agency
RTP/SCS	Regional Transportation Plan/ Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
RWRF	Regional Water Reclamation Facility
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SCCIC	South Central Coastal Information Center
SJDC	San Jacinto Development Code
SJMC	San Jacinto Municipal Code
SLF	Sacred Land Files
SNF	Skilled Nursing Facility
SO2	Sulfur Dioxide
SP	Service Population
SR	State Route
SRA	Source Receptor Area
SRA	State Responsibility Area
STP	Short\Term Psychiatric
SWPPP	Stormwater Pollution Prevention Plan

TAC	Toxic Air Contaminant
TDM	Transportation Demand Management
TPA	Transit Priority Area
TPZ	Timberland Production Zone
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
ZEV	Zero-Emission Vehicle

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1. INTRODUCTION

1.1. PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 et seq.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed Project, described in greater detail in Section 3.0, *Project Description*. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of San Jacinto, to determine if a Mitigated Negative Declaration or an Environmental Impact Report is required to evaluate the potential environmental impacts associated with the Project.

This Initial Study informs the City of San Jacinto decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the Project. A "significant effect" or "significant impact" on the environment means *"a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project"* (State CEQA Guidelines Section 15382).

Given the Project's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

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

1.2. DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

Section 1. Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared to evaluate the proposed Project's potential impact to the physical environment, and to determine if an Environmental Impact Report (EIR) is required.

Section 2. Environmental Setting

Provides information about the proposed Project's location.

Section 3. Project Description

Includes a description of the proposed Project's physical features and characteristics.

Section 4. Environmental Checklist

Includes the summarized results for the Environmental Checklist from Appendix G of the State CEQA Guidelines and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment. Identifies if an EIR is required, and if one is, what environmental topics need to be analyzed in the EIR.

Section 5. Environmental Analysis

Includes the information and data that was analyzed leading to the results of the Environmental Checklist.

2. ENVIRONMENTAL SETTING

2.1. PROJECT LOCATION

The Project site is within the southwestern portion of the City of San Jacinto in Riverside County, California. The Project site is located at 980 West (W.) 7th Street, at the southeast corner of the intersection of W. 7th Street and South (S.) Grand Avenue. Regional access to the Project site is provided by State Route (SR) 79 and SR 74. Local access to the site is provided by W. 7th Street and S. Grand Avenue. The Project site and surrounding area are shown on Figure 2-1, *Regional Location*, and Figure 2-2, *Local Vicinity*.

2.2. EXISTING PROJECT SITE

The Project site consists of one parcel encompassing approximately 2.98 acres. The site is identified as Assessor's Parcel Number (APN) 435-330-003. The Project site is developed and currently operates as the Bradley Gardens facility, which offers a variety of psychiatric-focused care to patients with varying health needs, including supervised Psychiatric Health Facility (PHF) care beds, Skilled Nursing Facility (SNF) and Short-Term Psychiatric (STP) care beds, and rehabilitation and therapy programs. The Bradley Gardens facility currently operates 24 hours a day, seven days a week. The Project site is currently comprised of four buildings totaling 18,411 square feet (SF). The existing buildings consist of a one-story 44-bed SNF building totaling 12,132 SF, a one-story vacant office building totaling 2,596 SF, a one-story administrative office building totaling 2,609 SF, and a one-story maintenance and storage building totaling 1,074 SF. In addition to the existing structures, the Project site is also improved with asphalt-paved parking areas, an outdoor courtyard, walkways, associated landscaping, and perimeter fencing.

The Project site is relatively flat with a gentle slope towards the southeast. The site is sparsely vegetated and has shrubs and trees surrounding the existing SNF building. Existing access to the site is provided via three driveways located on W. 7th Street. The Project site's existing conditions are shown on Figure 2-3, *Aerial View*, and Figure 2-4, *Existing Site Photos*.

2.3. EXISTING LAND USE AND ZONING DESIGNATION OF THE PROJECT SITE

The Project site has a City of San Jacinto General Plan land use designation of Industrial (I). The Industrial (I) land use designation allows for a variety of industrial and manufacturing activities that do not generate significant amounts of pollution, including limited regional and sub-regional commercial activities that are non- or low-polluting and which can co-exist compatibly with surrounding land uses. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development under this land use designation is a floor area ratio (FAR) of 0.50.

The Project site has a zoning designation of Industrial Light (IL). The IL zoning designation allows for general manufacturing uses, auto repair services, pest control services, pool maintenance services, and woodworking shops. This zone allows a maximum FAR of 0.50.

The Project site's existing land use designation is shown on Figure 2-5, *Existing General Plan Designation*, and the existing zoning designation is shown on Figure 2-6, *Existing Zoning Designation*.

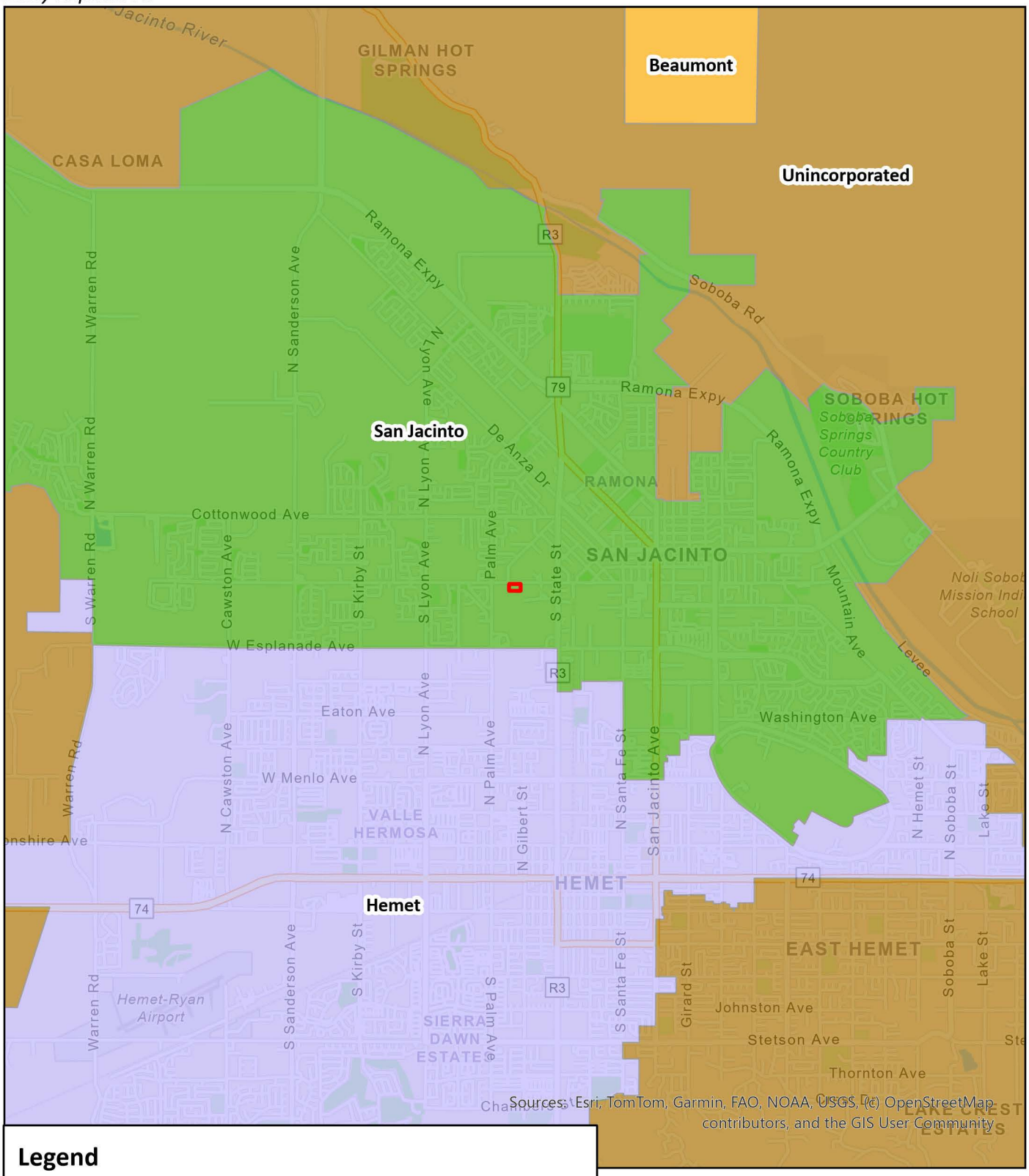
2.4. SURROUNDING LAND USES

The existing land use, General Plan designation, and zoning designation for surrounding parcels are described in Table 2-1.

Table 2-1: Surrounding Existing Land Use, General Plan Designations, and Zoning Designation

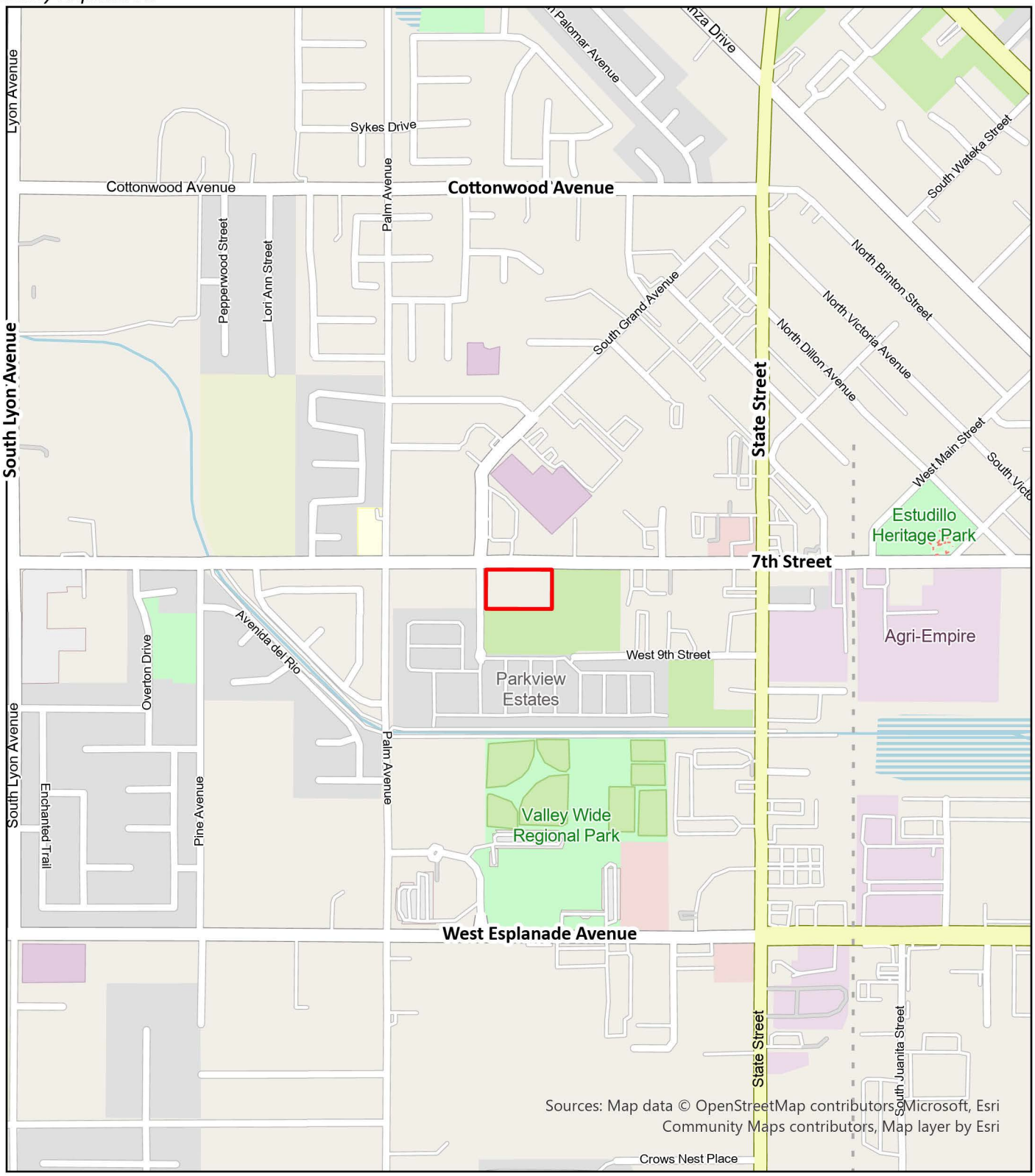
	Existing Land Use	General Plan Designation	Zoning Designation
North	W. 7th Street followed by a metal fabrication plant	Industrial (I)	Industrial Light (IL)
South	Vacant land	Industrial (I)	Industrial Light (IL)
East	Vacant land	Industrial (I)	Industrial Light (IL)
West	S. Grand Avenue followed by Vacant land	Industrial (I)	Industrial Light (IL)
Southwest	S. Grand Avenue followed by residences	High Density Residential (HDR)	Residential, High Density (RH)

Figure 2-1: Regional Location



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Figure 2-2: Local Vicinity



Legend

Project Boundary

0 0.15 0.3 Miles

N

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Figure 2-3: Aerial View



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Legend

Project Boundary

0 100 200
US Feet

N

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Figure 2-4: Existing Site Photos



Photo 1: View of the Skilled Nursing Facility Building from east side of the parking lot.



Photo 2: View of the administrative office building from the outdoor courtyard west of the skilled nursing building.



Photo 3: View of the vacant office building in the northwest corner of the site from W. 7th Street.

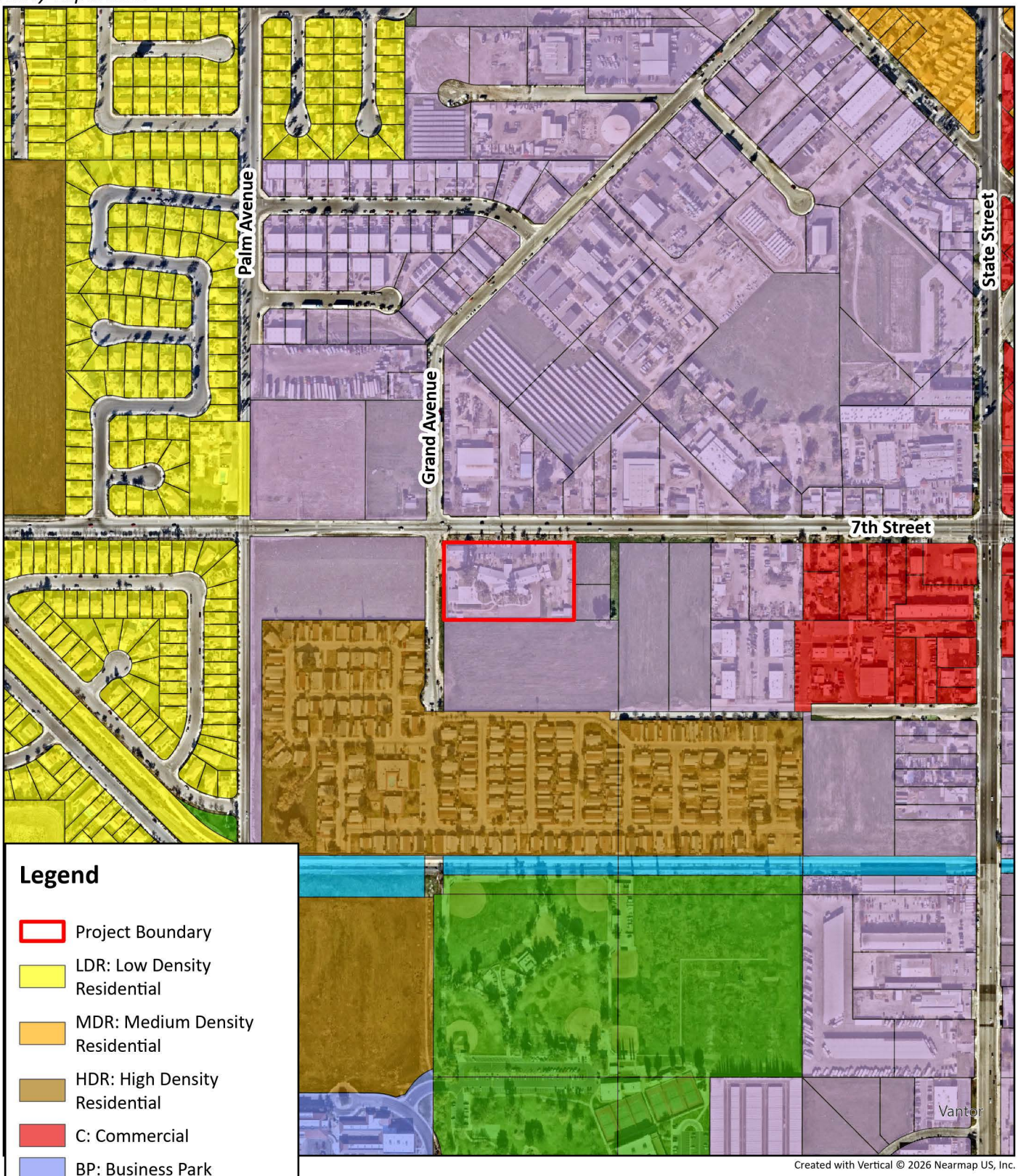


Photo 4: View of the maintenance and storage building in the southeast corner of the site.

Original Photos Taken by Partner Engineering and Science, Inc.

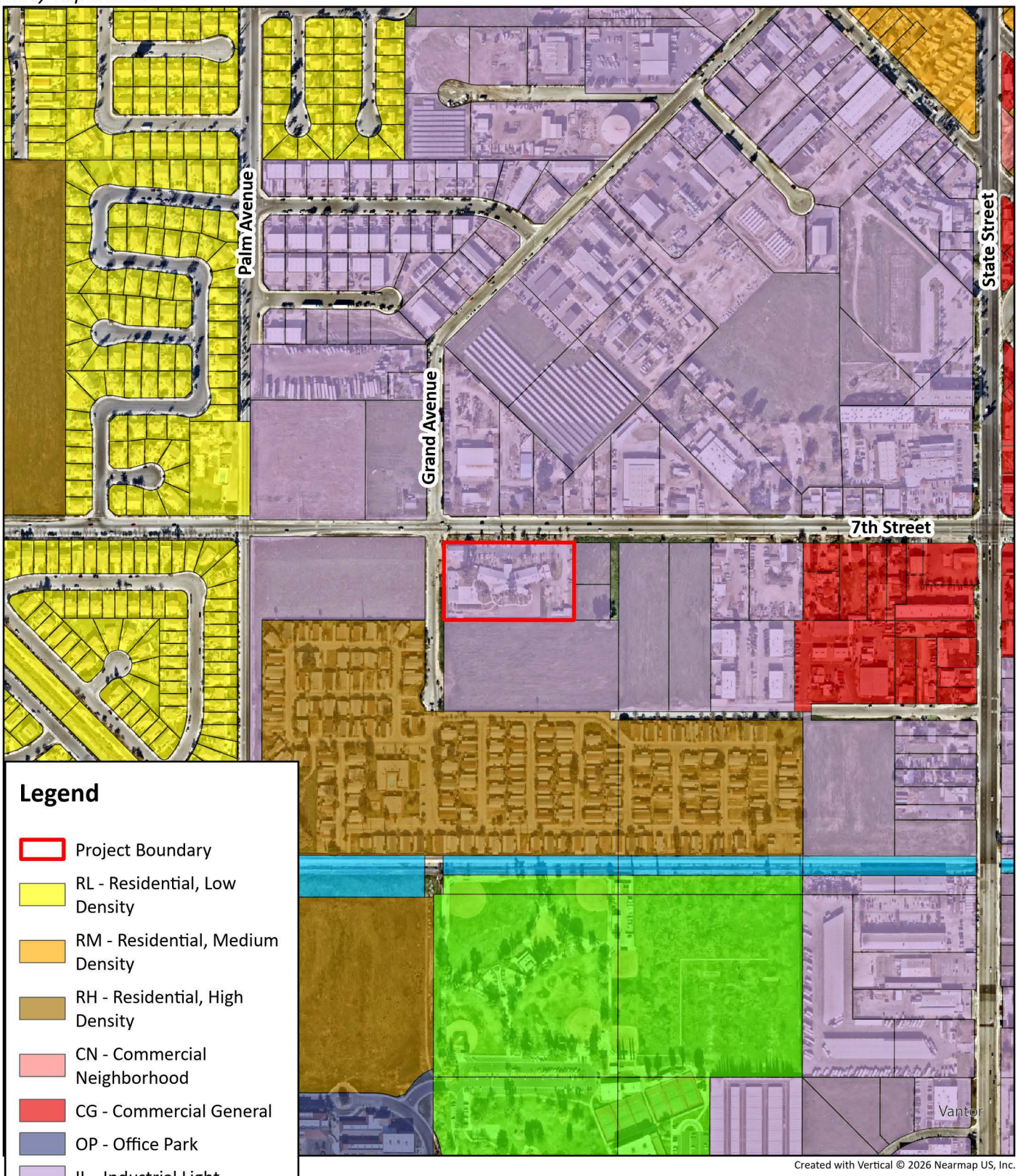
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Figure 2-5: Existing General Plan Land Use Designations



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Figure 2-6: Existing Zoning Designations



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3. PROJECT DESCRIPTION

3.1. PROJECT OVERVIEW

The Project proposes the expansion of the existing 44-bed Bradley Gardens facility to a total of 103 beds. The Project includes demolition of the existing 1,074 SF maintenance and storage building located in the southeastern corner of the site for construction of an expansion to the existing 44-bed SNF building. The proposed building addition would total approximately 17,372 SF and would provide 43 additional SNF and STP beds. The Project also proposes the conversion of the existing 2,596 SF vacant office building located in the northwestern corner of the site into a 16-bed PHF. The Project would not modify the existing 2,609 SF administrative office building along the western boundary of the site. The proposed Project would result in an FAR of 0.27. Additional improvements would include landscaping, utility connections, implementation of stormwater facilities, lighting, parking lot, and driveways. Figure 3-1, *Conceptual Site Plan*, illustrates the proposed site plan.

For purposes of this MND, the proposed addition to the SNF building is conservatively analyzed as an 18,000 SF building.

3.2. PROJECT FEATURES

Building Summary and Architecture

The Project includes expansion of the existing Bradley Gardens facility, including an addition to the existing SNF building and conversion of the existing vacant office building into a PHF. Each Project component is discussed below.

Skilled Nursing Facility Expansion

The proposed SNF-STP building expansion would be single story and approximately 22 feet in height. The proposed SNF-STP building would be setback approximately 34.3 feet from the eastern boundary of the site, approximately 36.3 feet from the southern boundary of the site, and approximately 71.75 feet from the site's northern boundary. The new 18,000 SF building addition would accommodate 43 additional SNF and STP beds, resulting in a total SNF building size of 30,132 SF. The proposed building would also include a kitchen area, dining/recreation rooms, patient rooms, offices, a nurse station, a rehabilitation room, storage rooms, showers, and restrooms. Additionally, an internal corridor is featured as part of the facility's layout. As shown in Figure 3-2, *Skilled Nursing Facility Elevations*, the proposed SNF building would establish an architectural presence through emphasis on building finish materials and consistent material usage and color scheme. The proposed SNF building would have a color scheme of brown, beige, and grey with various building finish materials, including stucco, stone veneer, asphalt shingle roof, and aluminum windows.

Psychiatric Health Facility

The converted PHF building would be single-story and approximately 14 feet in height. The proposed PHF building would be setback approximately 10 feet from the western boundary of the site and approximately 10 feet from the site's northern boundary. The 16-bed PHF would total approximately

2,596 SF and would include patient rooms, nurse station, office, dining room, rehabilitation/activity room, showers, and storage rooms. Additionally, an internal corridor is featured as part of the facility's layout. As shown in Figure 3-3, *Psychiatric Health Facility Elevations*, the proposed PHF building would establish an architectural presence through emphasis on building finish materials and consistent material usage and color scheme. The proposed PHF building would be beige and grey with various building finish materials, including stucco, stone veneer, asphalt shingle roof, and aluminum windows.

Parking

Upon implementation of the proposed Project, the expanded Bradley Gardens facility would include a total of 52 passenger vehicle parking spaces, including 4 accessible spaces. The proposed parking spaces would be provided in a surface lot along the northern boundary of the Project site for employees, patients, and visitors. A portion of the parking area would be surfaced with pervious concrete to provide stormwater infiltration, as described under Drainage Improvements below. In addition, up to 3 short-term bicycle parking spaces and 3 long-term bicycle parking spaces would be provided near the entrance to the existing SNF-STP building for a total of 6 bicycle parking spaces.

Landscaping and Fencing

Currently, the Project site includes approximately 36,347 SF of landscaping, which covers approximately 28 percent of the site. The Project proposes an additional 4,015 SF of ornamental landscaping for a total of 40,362 SF of landscaping. With the proposed Project, landscaping would cover approximately 31 percent of the site, as shown in Figures 3-4, *Conceptual Landscape Plan*. Proposed landscaping would include 24-inch box trees, 1-gallon and 5-gallon trees, various shrubs, and succulents in the southeastern corner of the site near the proposed SNF-STP addition. Landscaped areas adjacent to the building would receive rood runoff from disconnected downspouts, as described under Drainage Improvements below.

A 7-foot-tall block wall is proposed along the western boundary of the site, extending from the south of the proposed PHF building to the southern boundary of the site. A 7-foot-tall gate is proposed in the southwestern corner of the Project site to access the fire lane from S. Grand Avenue. The Project would not modify the existing 7-foot-tall chain link fence along the perimeter of the site. Knox padlocks would be provided for all gates.

Recreation and Open Space

Currently, the Project site includes recreation/open space in the form of an outdoor courtyard that is located southwest of the existing SNF building. The Project would feature a common open space between the existing SNF building and the proposed SNF-STP building addition. Recreational amenities would include a concrete walkway, seating areas with chairs and tables, artificial turf, and decorative plants, as shown in Figure 3-4. With the implementation of the proposed Project, recreation/open space would cover approximately 15 percent of the site.

Access and Circulation

Access to the proposed Project would be provided via three driveways. The Project would consolidate the two existing driveways on W. 7th Street that are located along the center of the site’s northern boundary into one 24-foot-wide driveway. The existing driveway on W. 7th Street in the northeastern corner of the

site would be widened to a width of 24 feet. Both these driveways would provide unrestricted ingress and egress for automobiles. In addition, a gated 25-foot-wide driveway is proposed from S. Grand Avenue in the southwest corner of the site to provide emergency vehicle access to the site. A 27.3-foot-wide drive aisle would be constructed in the surface parking lot. A fire access lane would be provided along the southern and eastern sides of the proposed SNF-STP building addition.

Infrastructure Improvements

Water and Sewer Improvements

The Project would install new on-site connections to the existing 12-inch diameter water line in W. 7th Street. The Project would also install new on-site connections to the existing 8-inch diameter sewer line in W. 7th Street.

Drainage Improvements

Stormwater would be collected via a new series of catch basins, inlets, and storm drain lines. The Project site would be divided into two drainage management areas: DMA-1, encompassing the northern parking area and a portion of the building, and DMA-2, encompassing the southern building expansion, fire access lane, and associated landscaping (Appendix H). The Project includes a parking lot with pervious concrete and a fire access lane surfaced with approximately 3,000 square feet of pervious concrete, which would allow for stormwater infiltration. The pervious concrete within the fire access lane would be designed to support an 80,000-pound fire apparatus load. The Project would also incorporate disconnected roof downspouts that would discharge roof runoff to adjacent landscaped areas for infiltration. Site-specific infiltration testing establishes a design infiltration rate of 1.97 inches per hour, inclusive of a factor of safety of 3.0 (Appendix H). Stormwater would be ultimately conveyed to the existing 24-inch storm drain line in W. 7th Street, on the northern boundary of the Project site.

Roadway Improvements

The proposed Project would dedicate 3 feet along the W. 7th Street frontage to widen the right-of-way (ROW) from 50 feet to 53 feet. The Project would also dedicate 6 feet along the S. Grand Avenue frontage to widen the ROW from 33 feet to 39 feet. Additionally, the proposed Project would install 5-foot-wide sidewalks along the Project's frontage on W. 7th Street and S. Grand Avenue.

3.3. CONSTRUCTION

Construction activities would occur over one phase and include demolition, site preparation, grading, building construction, paving, and architectural coatings. Demolition activities are expected to generate approximately five tons of debris. The Project is expected to result in the export of approximately 1,000 cubic yards of soil during the grading phase. No soil import is anticipated to occur during construction. Construction is expected to occur over 12 months, as shown in Table 3-1. Construction would occur within the hours allowed by the City of San Jacinto Municipal Code (SJMC) Section 8.40, which states that construction shall occur only between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays, and between the hours of 9:00 a.m. and 6:00 p.m. on Sundays and holidays.

Table 3-1: Construction Schedule

Activity	Start Date	End Date	Total Working Days
Demolition	12/1/2026	12/9/2026	7
Site Preparation	12/10/2026	12/16/2026	5
Grading	12/17/2026	12/23/2026	5
Building Construction	12/24/2026	12/8/2027	250
Paving	12/24/2026	12/30/2026	5
Architectural Coating	11/24/2027	11/30/2027	5

Source: Appendix A

3.4. OPERATIONAL CHARACTERISTICS

The Project is analyzed as a healthcare facility. Typical operational characteristics include employees, patients, and visitors traveling to and from the site. The proposed Project would not change the existing operations of the Bradley Gardens facility, which operates 24 hours a day, seven days a week. The proposed Project would add 100 new employees across all shifts to the existing facility, which currently includes 150 employees, resulting in a total employee count of 250. The existing facility currently has the capacity to serve 44 beds/patients. Implementation of the proposed Project would increase capacity by 59 beds/patients, resulting in a total capacity of 103 beds/patients at the facility.

3.5. DISCRETIONARY APPROVALS AND PERMITS

The City is processing the proposed Project under the legal nonconforming provisions of SJMC Section 17.705.120 (Nonconforming Adjustment). Implementation of the proposed Project would require the following discretionary approvals and permits from the City of San Jacinto and other applicable agencies.

City of San Jacinto (Lead Agency):

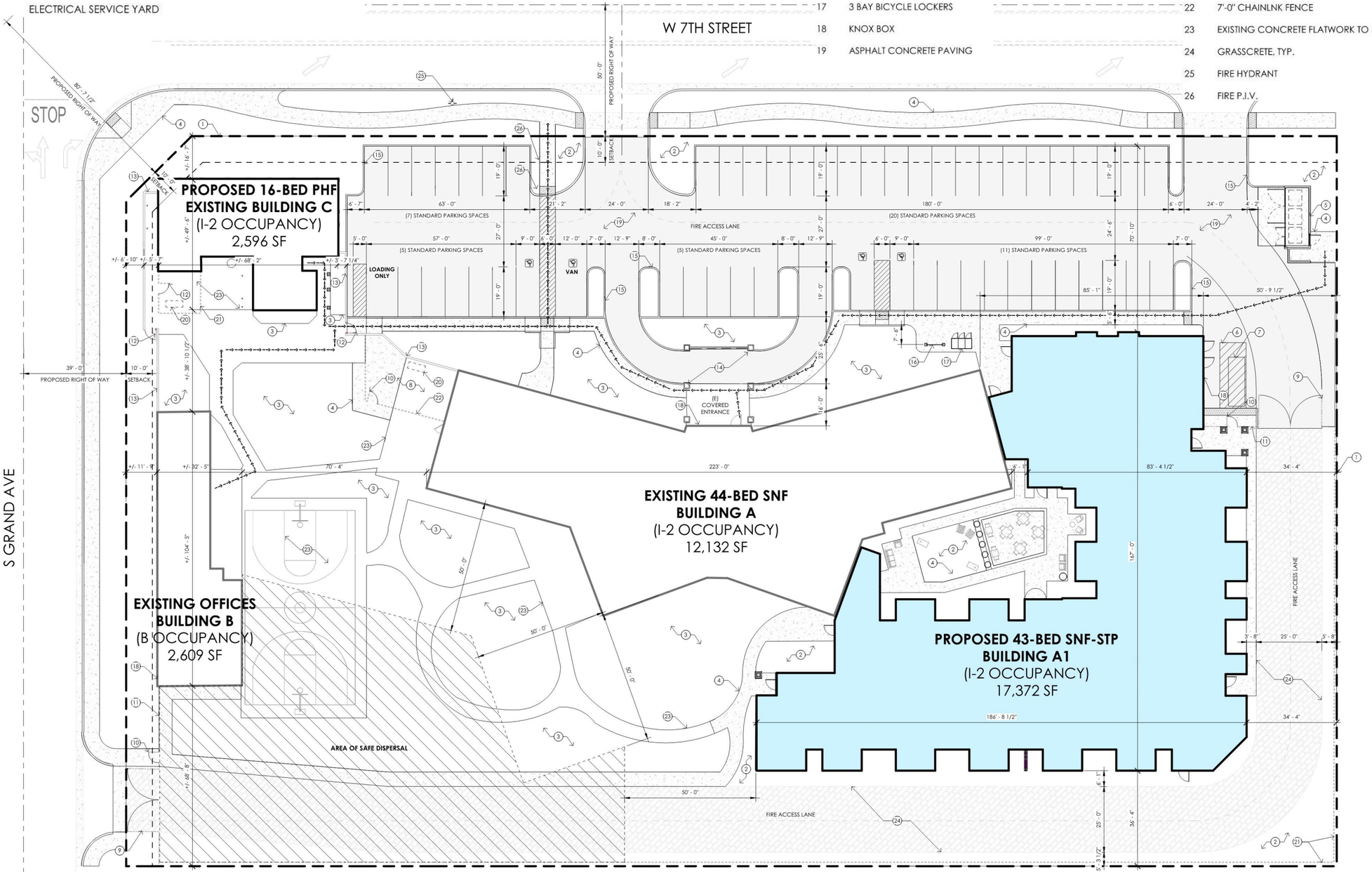
- Conditional Use Permit
- Site Plan and Design Review
- Ministerial approvals and permits necessary to implement the proposed Project, including but not limited to, grading permit, building permit, etc.

Responsible Agency:

- State Department of Health Care Access and Information (HCAI): Review and issuance of building permits for the expansion of the SNF.

KEYNOTES

1 PROPERTY LINE
2 LANDSCAPING
3 EXISTING LANDSCAPING TO REMAIN
4 CONCRETE WALKWAY, TYP.
5 TRASH ENCLOSURE PER 17.305.130 WITH ADJACENT CAN WASH AREA
6 10' X 25' LOADING SPACE
7 GREASE INTERCEPTOR
8 ELECTRICAL SERVICE YARD
9 12'-0"W. X 7'-0"H. VEHICULAR GATES WITH HEAVY DUTY HINGES, FOR FIRE LANE ACCESS ONLY
10 4'-0"W. GATE TO MATCH EXISTING GATES, WITH PANIC HARDWARE AND CONTROLLED EGRESS
11 EXISTING 7'-0"H. VINYL FENCE WITH STEEL FRAMES AT VEHICULAR GATES
12 EXISTING 4'-0" W. GATE TO REMAIN
13 EXISTING 7'-0" H. CMU WALL TO REMAIN
14 EXISTING PORTE COCHERE WITH 5'-0" X 20'-0" MINMUM PASSENGER DROP OFF AND LOADING ZONE
15 6" CONCRETE CURB
16 3 SPACE BICYCLE RACK PARKING
17 3 BAY BICYCLE LOCKERS
18 KNOX BOX
19 ASPHALT CONCRETE PAVING
20 EMERGENCY GENERATOR ON 8" CONCRETE PAD
21 EXISTING 7'-0" CHAINLINK FENCE TO REMAIN
22 7'-0" CHAINLNK FENCE
23 EXISTING CONCRETE FLATWORK TO REMAIN
24 GRASSCRETE, TYP.
25 FIRE HYDRANT
26 FIRE P.I.V.

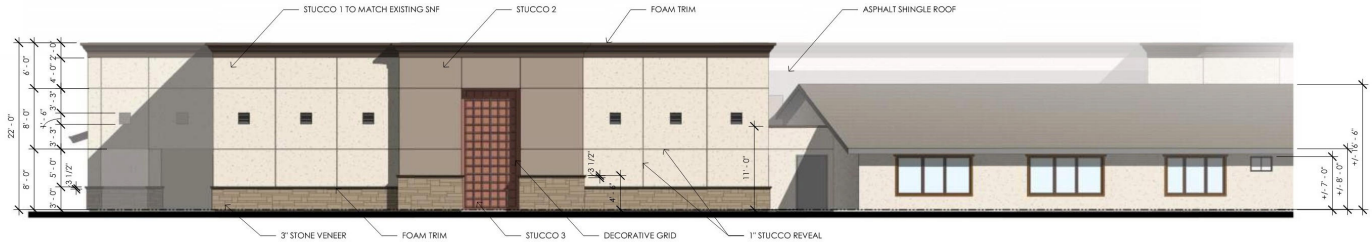


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Figure 3-2: Skilled Nursing Facility Elevations



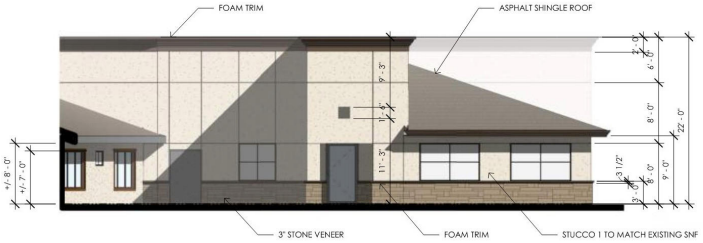
SNF EXTERIOR ELEVATION - NORTH



SNF EXTERIOR ELEVATION - EAST



SNF EXTERIOR ELEVATION - SOUTH



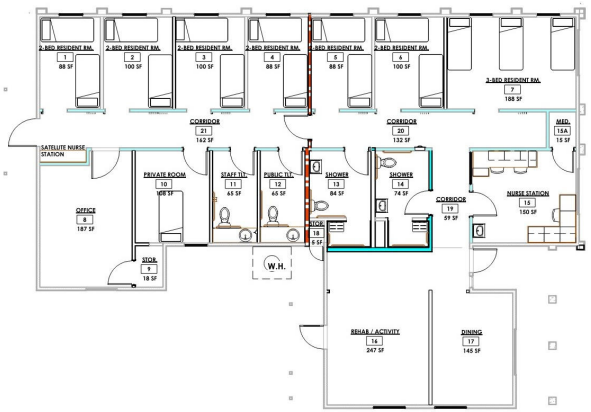
SNF EXTERIOR ELEVATION - WEST

GREGG MAEDO + ASSOCIATES

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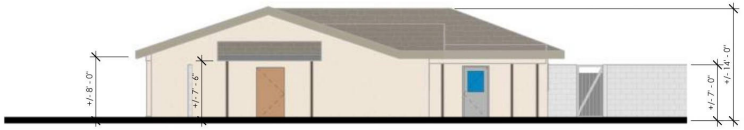
Figure 3-3: Psychiatric Health Facility Elevations



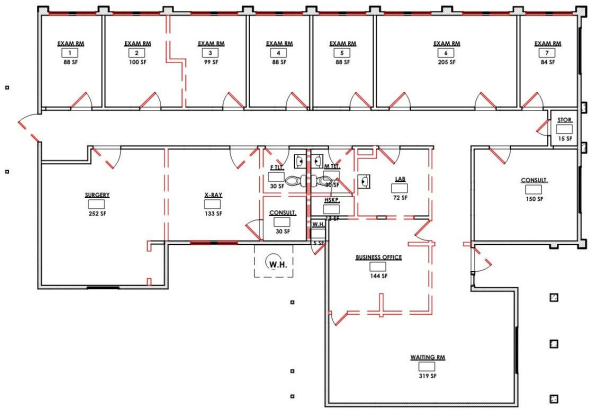
PROPOSED PHF OVERALL FLOOR PLAN



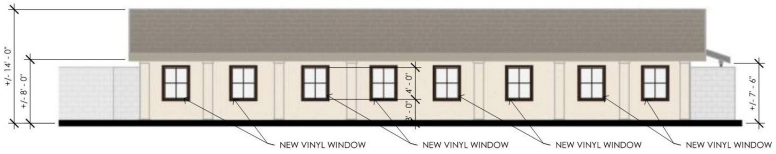
PROPOSED PHF - NORTH ELEVATION



PROPOSED PHF - EAST ELEVATION



EXISTING PHF OVERALL FLOOR PLAN



PROPOSED PHF - SOUTH ELEVATION



PROPOSED PHF - WEST ELEVATION

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Figure 3-4: Conceptual Landscape Plan

LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO ALL CURRENT LANDSCAPE GUIDELINES.

IRRIGATION CONCEPT NOTE:

THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT LANDSCAPE GUIDELINES.

ALL STREET LANDSCAPE WITHIN THE CITY OF SAN JACINTO RIGHT-OF-WAY, LMD/CFD, PARKS, OPEN SPACE AREAS, AND ALL OTHER PUBLIC LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED WITH CAL-SENSE CONTROLLERS. THE CAL-SENSE CONTROLLER INSTALLATION SHALL INCLUDE THE CONTROLLER ASSEMBLY, FLOW SENSOR, ET GAUGE, AND TIPPING RAIN-BUCKET. CONTROLLER INSTALLATIONS SHALL BE CERTIFIED BY CAL-SENSE.

PROPOSED PARKWAY

PROPOSED PARKING ISLANDS

PROPOSED LANDSCAPE DEVELOPMENT

N.A.P.

SQUARE FOOTAGE OF LANDSCAPE:

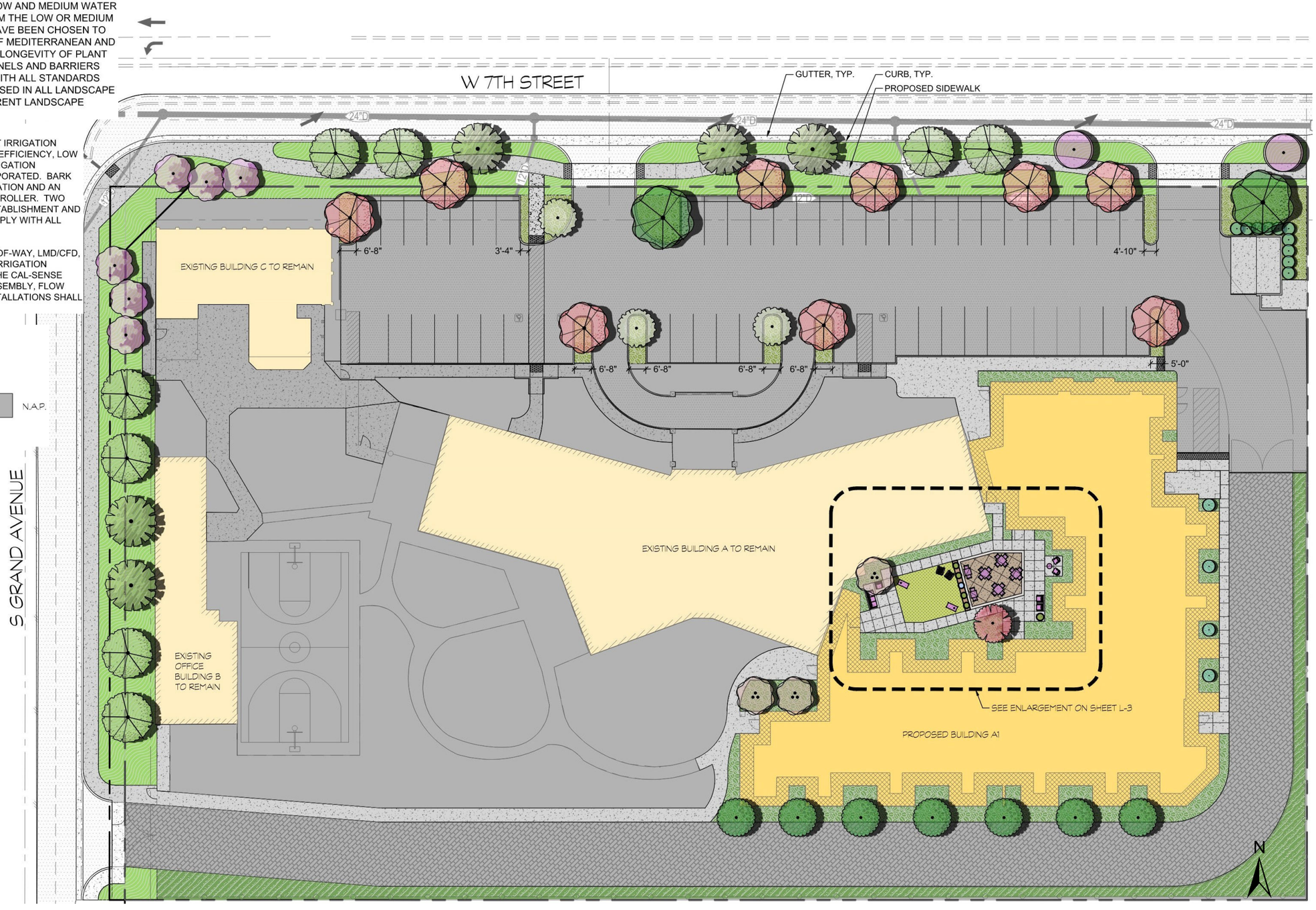
- OVERALL: 4,015 SF

UTILITY LEGEND

STORM DRAIN PIPE

STORM DRAIN

STORM DRAIN MAN HOLE



bmla LANDSCAPE ARCHITECTURE

E | P | D SOLUTIONS, INC

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4. ENVIRONMENTAL CHECKLIST

4.1. BACKGROUND

Project Title: Bradley Gardens Skilled Nursing Facility Expansion Project
Lead Agency: San Jacinto
Lead Agency Contact: Frank Chen, Associate Planner fchen@sanjacintoca.gov (951) 487-7330
Responsible Agency: State Department of Health Care Access and Information (HCAI)
Project Location: The Project site is located at 980 W. 7th Street in the City of San Jacinto, at the southeast corner of the intersection of W. 7th Street and S. Grand Avenue.
Project Sponsor's Name and Address: Corcoran Construction 25690 Madison Avenue Murrieta, California 92562
General Plan and Zoning Designation: The Project site has a General Plan land use designation of Industrial (I) and a zoning designation of light Industrial (IL).
Project Description: The Project is proposing a CUP the expansion of the existing 44-bed Bradley Gardens facility to a total of 103 beds. The Project includes demolition of the existing 1,074 SF maintenance and storage building located in the southeastern corner of the site for construction of an expansion to the existing 44-bed SNF building. The proposed building addition would total approximately 17,372 SF and would provide 43 additional SNF and STP beds. The Project also proposes the conversion of the existing 2,596 SF vacant office building located in the northwestern corner of the site into a 16-bed PHF. The Project would not modify the existing 2,609 SF administrative office building along the western boundary of the site. The proposed Project would result in an FAR of 0.27. Additional improvements would include landscaping, utility connections, implementation of stormwater facilities, lighting, parking lot, and driveways.
Surrounding Land Uses and Setting: North: W. 7th Street followed by a metal fabrication plant West: S. Grand Avenue followed by Vacant land South: Vacant land East: Vacant land

Southwest: S. Grand Avenue followed by residences
Other Public Agencies Whose Approval is Required: None

4.2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☐	Aesthetics	☐	Agriculture/Forestry Resources	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☒	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards/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 Significances

4.3. 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARACTION 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” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier analysis 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.

Signature	9/14/2026 Date
Frank Chen Associate planner Name and Title	City of San Jacinto Lead Agency

4.4. EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Guidelines Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:

Earlier Analysis Used. Identify and state where they are available for review.

Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

5. ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist.

5.1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant 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? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

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

Less Than Significant Impact.

Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. The City of San Jacinto General Plan Update Environmental Impact Report (GPU EIR) identifies that scenic resources in the City of San Jacinto include the Lakeview Mountains to the west, the San Jacinto Mountain foothills to the northeast, and the San Timoteo badlands to the northwest (City of San Jacinto, 2022b).

The Project site is developed and currently operates as the Bradley Gardens facility. Distant views of the Lakeview Mountains and San Jacinto Mountains are available from public vantage points on W 7th Street and S Grand Avenue. The proposed Project includes demolition of the existing 1,074 SF maintenance and storage building located in the southeastern corner of the site for constructing an expansion to the existing 44-bed SNF building. The proposed building addition would total approximately 18,000 SF and would provide 43 additional SNF and STP beds, resulting in a total capacity of 87 beds. The Project also proposes the conversion of the existing 2,596 SF vacant office building located in the northwestern corner of the site into a 16-bed PHF. The proposed SNF-STP building would be single-story and have a maximum

height of 22 feet, measured from finish grade to top of highest roof ridges. The converted PHF building would be single-story and approximately 14 feet in height.

While development of the proposed Project would alter existing foreground views of the developed Project site, the Project would remain within an existing healthcare campus and would not encroach into or obstruct existing long-distance public views available from surrounding roadways. The proposed SNF-STP building would be setback approximately 34.3 feet from the eastern boundary of the site, approximately 36.3 feet from the southern boundary of the site, and approximately 71.75 feet from the site's northern boundary. The proposed PHF building would be setback approximately 10 feet from the western boundary of the site and approximately 10 feet from the site's northern boundary.

Although the Project would increase building massing and site coverage, the new one-story structures would be consistent with the existing low-rise institutional development pattern on-site. Thus, the Project would not encroach upon public views of the mountains of pedestrians and motorists along these roadways. The proposed Project is consistent with the City's development standards for the existing land use and zoning designation of the Project site, and therefore, the Project would result in less than significant impacts on scenic vistas (distant mountain views).

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

No Impact.

The proposed Project would not damage any scenic resources or historic buildings within a state scenic highway. The Project site is currently developed and surrounded by vacant land, industrial development, and residential development. The GPU EIR details that there are no officially designated State Scenic Highways in the City of San Jacinto (City of San Jacinto, 2022b). The nearest officially designated State Scenic Highway is SR 243, located approximately 8.12 miles southeast of the Project site (Caltrans, 2018). The nearest Eligible State Route Scenic Highway is SR 74, located approximately 2.21 miles south of the Project site (Caltrans, 2018).

The Project site is not visible from either SR 243 or SR 74; therefore, the Project would not substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a State Scenic Highway. Therefore, no impacts to scenic resources within a state scenic highway would occur.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact.

The Project is located in an urbanized area within the City of San Jacinto. As described previously in Section 2, *Environmental Setting*, the Project site has an existing land use designation of Industrial (I) and a zoning designation of IL. Table AES-1 below compares the Project's consistency with San Jacinto Development Code (SJDC) standards for industrial development within the IL zone.

Table AES-1: Consistency with San Jacinto Development Code Standards

Development Features	Development Standard for IL	Proposed Project
Maximum FAR	0.50	0.27
Maximum Building Height	45 feet	Less than 30 feet
Minimum Front Setback Adjacent to Residential	50 feet	68 feet
Minimum Interior Side Setback Abutting Non-residential	10 feet	10 feet
Minimum Side Street Setback Abutting nonresidential	10 feet	10 feet*
Minimum Rear Setback Abutting nonresidential	none	36 feet
Minimum Parking Spaces Congregate Care Facility (15 or more): 1 space for each on duty employee and 1 space for each 10 beds	52	52
Maximum Impervious Surface Coverage	80%	76%

* There are no abutting residential, however side setback is a minimum of 10 feet along the west property line and 34 feet along the east property line

As shown in Table AES-1, the Project would be consistent with the SJDC development standards for the IL zone and would not conflict with an applicable zoning regulation related to scenic quality. In addition, the Project would install an additional 4,015 SF of ornamental landscaping including 24-inch box trees, 1-gallon and 5-gallon trees, various shrubs, and succulents in the southeastern corner of the site near the proposed SNF-STP addition. Therefore, impacts related to conflict with applicable zoning and other regulations governing scenic quality would be less than significant.

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

Less Than Significant Impact.

Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., residential uses) surrounding the Project site to the southwest could be impacted by the light from development within the boundaries of the Project site if light spill occurs.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

As described above, the Project site is currently developed and is surrounded by existing sources of nighttime lighting including illumination from vehicle headlights along W. 7th Street and S. Grand Avenue, security lighting from adjacent uses, and from interior illumination from nearby residential homes passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The Project would introduce new sources of light from new building lighting, exterior lighting, interior lights shining through building windows, and headlights from nighttime vehicular trips generated from the Project. However, consistent with SJDC Section 17.300.080, *Outdoor Light and Glare*, all Project lighting would be directed downward and shielded so as not to spill over onto neighboring properties. Compliance with the SJDC would be implemented through the construction permitting and plan check process. Therefore, with compliance with the SJDC lighting provisions, impacts related to increased sources of light would be less than significant.

Glare in the Project vicinity is generated by building and vehicle windows reflecting light. However, there are no substantial buildings or structures near the Project site that presently generate substantial glare since most of the buildings are one or two-story structures that are constructed of non-reflective materials and are not surfaced with a substantial number of windows adjacent to one another that would create a large reflective area.

The proposed building materials do not consist of highly reflective materials. Additionally, lights installed at the site would be shielded consistent with SJDC requirements. The proposed Project would create limited new sources of light or glare from security and site lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urbanized environment. With implementation of the regulatory requirements per SJDC Section 17.300.080, included as PPP AES-1, impacts related to light and glare would be less than significant.

Existing Plans, Programs, or Policies

PPP AES-1: Glare and Outdoor Lighting Standards. The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.

Mitigation Measures

None.

5.2. 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 the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☐	☒

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

No Impact.

The State of California Department of Conservation's Farmland Mapping and Monitoring Program is charged with producing maps for analyzing impacts on the state's agricultural resources. California's agricultural lands are rated based on soil quality and irrigation status. For CEQA purposes, the following categories qualify as "agricultural land": Prime Farmland, Farmland of Statewide Importance, Unique

Farmland, Farmland of Local Importance, and Grazing Land. Per Section 21060.1 of the State CEQA Guidelines, Farmland of Local Importance and Grazing Land are not considered Farmland.

The State of California Farmland Mapping and Monitoring Program and Figure 5.2-1, *Important Farmlands Map*, of the GPU EIR indicate that there is no Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the Project site (California Department of Conservation, 2022; City of San Jacinto, 2022b). The Project site is designated as "Urban and Built-Up Land" (California Department of Conservation, 2022). Additionally, the Project site is already developed and is not currently used for agricultural purposes. The site is designated for industrial development under the General Plan and is surrounded by existing roadways, vacant land, industrial development, and residential development. Given that the Project site is not being used for agricultural use, and that no Prime Farmland, Unique Farmland or Farmland of Statewide Importance has been identified within the Project site, implementation of the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, the Project would result in no impacts on conversion of important farmland to non-agricultural use.

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

No Impact.

As identified previously, the Project site has an existing General Plan land use designation of Industrial (I) and a zoning designation of Industrial Light (IL). Additionally, as shown in Figure 5.2-2, *Agriculture Preserve Lands,* of the GPU EIR, the Project site is not agriculturally preserved or subject to a Williamson Act contract (City of San Jacinto, 2022b). Therefore, the Project would not result in a conflict with existing zoning for agricultural use or a Williamson Act contract. Thus, the proposed Project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract, and impacts would not occur.

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))?

No Impact.

"Forest land" is defined as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." "Timberland" is defined as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." "Timberland Production Zone" (TPZ) is defined as "an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h)."

The Project site consists of developed land occupied by the existing Bradley Gardens facility. No forest land exists on or adjacent to the Project site. The Project site has an existing zoning designation of IL; as such, it is not zoned for forest land or timberland uses. Therefore, the Project would result in no impacts related to conflicts with existing forest land or timberland zoning.

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

No Impact.

The Project site consists of developed land occupied by the existing Bradley Gardens facility. No forest land exists on or adjacent to the Project site. Therefore, the proposed Project would result in no new impacts related to the 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?

No Impact.

As identified above, the Projects site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation's California Important Farmland Finder Map. The Project site is developed and not currently used for agricultural purposes, is not adjacent to agricultural uses, and is designated Industrial under the City's General Plan with an IL zoning designation. The site, and the surrounding area, do not contain forest lands and are not currently designated or zoned for forest land. The Project site and the surrounding vacant lands are designated for urban and industrial uses. Additionally, the proposed Project would not convert farmland to a nonagricultural use or convert forest land to a non-forest use. Therefore, no impacts would occur, and the Project would not 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.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
g) 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?	☐	☐	☒	☐
h) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
i) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

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

Less than Significant Impact.

The Project site is located in the South Coast Air Basin (SCAB) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the SCAB. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed Project would result in growth that is substantially greater than what was anticipated, then the proposed Project would conflict with the AQMP. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the Project would not conflict with SCAQMD's attainment plans (Consistency Criterion 1). In addition, the SCAQMD considers a project consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation (Consistency Criterion 2).

Furthermore, the SCAB is in a non-attainment status for federal ozone standards, and state and federal particulate matter standards. The SCAB has a maintenance status for federal PM_{10} standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Should construction or operation of the proposed Project exceed these thresholds, a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

The Project site has a General Plan Land Use designation of Industrial (I) and a zoning designation of Industrial Light (IL). The proposed Project includes demolition of the existing 1,074 SF maintenance and storage building for construction of a new 18,000 SF building addition to the existing SNF. In addition, the

Project proposes the conversion of the existing 2,596 SF vacant office building into a 16-bed PHF. The proposed Project represents the expansion of an existing health care facility. Given that it does not propose the development of housing, the Project would not directly generate a permanent residential population. The existing Bradley Gardens facility has a total of 150 employees, and the proposed Project would add 100 new employees, resulting in a total of 250 employees. The employees that would fill these roles are anticipated to come from within the City or the region.

Further, the proposed Project would result in a FAR of 0.27, which is within the maximum allowable FAR of 0.50 in the IL zone. Thus, the proposed Project would not induce population growth or growth in the area. Thus, implementation of the Project would not exceed the growth assumptions for the Project site. As a result, the proposed Project would be consistent with Consistency Criterion No. 1.

As discussed below, the emissions generated by the construction and operation of the proposed Project would not exceed applicable SCAQMD regional thresholds, and the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. As such, the proposed Project would be consistent with Consistency Criterion No. 2. Therefore, impacts related to conflict with the AQMP from the proposed Project would be less than significant.

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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact.

The SCAB is in non-attainment status for federal ozone standards, and state and federal particulate matter standards. The SCAB is designated as a maintenance area for federal PM_{10} standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Evaluation of the cumulative air quality impacts of the proposed Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology. SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM_{10}, and $PM_{2.5}$) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds

Air Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
ROGs	75	55
NOx	100	55
CO	550	550
SO_2	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55

ROG = reactive organic gases; NOx = nitrogen oxides; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter, 10 microns in diameter; $PM_{2.5}$ = particulate matter, 2.5 microns in diameter
Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

Construction

Construction activities associated with the proposed Project are expected to take place over 12 months and would generate pollutant emissions from the following: (1) demolition, (2) site preparation, (3) grading, (4) building construction, (5) paving, and (6) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas.

Compliance with SCAQMD Rule 403, included as PPP AQ-1, was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113, included as PPP AQ-2, which governs the VOC content in architectural coating, paint, thinners, and solvents was accounted for in construction emissions modeling. As shown in Table AQ-2, the California Emissions Estimator Model (CalEEMod) Version 2022.1 results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Regional Construction Emission Estimates

Emissions	Maximum Daily Regional Emissions (pounds/day)					
	ROG	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Maximum Daily Emissions (2026)	2.3	15.6	23.5	<0.01	3.2	1.7
Maximum Daily Emissions (2027)	52.7	11.3	17.5	<0.01	1.6	0.6
Maximum Daily Emission (2026-2027)	**52.7**	**15.6**	**23.5**	**<0.01**	**3.2**	**1.7**
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases; NOx = nitrogen oxides; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter, 10 microns in diameter; $PM_{2.5}$ = particulate matter, 2.5 microns in diameter
Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

Operation

Implementation of the proposed Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. Operation of the proposed Project would include emissions from vehicles traveling to the Project site and from vehicles in the parking lots and loading areas. The proposed Project would generate an additional 181 daily trips including 8 trips during the AM peak hour and 13 trips during the PM peak hour according to the Vehicle Miles Traveled (VMT) Screening Analysis (Appendix K). Area source emissions would occur from operation of the expanded SNF.

Operational emissions associated with the existing facility and proposed Project were modeled using CalEEMod Version 2022.1 land use emission model. Operational emissions for the existing facility, the proposed Project, and the resulting net Project emissions are presented in Table AQ-3, *Regional Operational Emission Estimates*. Net Project emissions represent the increase in emissions attributable to the proposed Project and were calculated by subtracting the existing operational operations from the proposed Project operational emissions. The net project emissions were compared to the SCAQMD regional operational significance thresholds to evaluate project impacts. As shown, the net Project emissions would result in long-term regional emissions below the SCAQMD's applicable thresholds. Therefore, operation of the proposed Project would not exceed the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS), would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

Table AQ-3: Regional Operational Emission Estimates

Operational Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	1.2	1.3	12.3	<0.01	3.1	0.8
Area	1.4	0.1	6.0	<0.01	<0.01	<0.01
Energy	<0.01	0.4	0.2	<0.01	<0.01	<0.01
Total Proposed Project Operational Emissions	**2.6**	**1.8**	**18.5**	**<0.01**	**3.1**	**0.8**
Existing Operational Emissions	1.1	0.8	7.9	<0.01	1.3	0.4
Net Project Operational Emissions	**1.5**	**1.0**	**10.6**	**<0.01**	**1.8**	**0.4**
SCAQMD Significance Thresholds	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases; NOx = nitrogen oxides; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter, 10 microns in diameter; $PM_{2.5}$ = particulate matter, 2.5 microns in diameter
Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact.

The SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD, 2008) recommends the evaluation of localized NOx, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in

the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD's *Final Localized Significance Threshold Methodology*, "off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs" (SCAQMD, 2008). The SCAQMD has developed LSTs that represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOx, CO, PM_{10}, and $PM_{2.5}$ pollutants for each of the 38 source receptor areas (SRAs) in the Basin. The Project site is located within SRA 28 (Hemet/ San Jacinto Valley).

Sensitive receptors can include residences, schools, playgrounds, childcare centers, athletic facilities. The nearest sensitive receptor is a single-family residence located approximately 90 feet (27 meters) north of the Project site across W. 7th Street. As the nearest sensitive receptor is located approximately 27 meters (90 feet) from the Project site, the minimum (most stringent) 25-meter receptor distance is used for evaluation of localized impacts to provide a conservative analysis.

Construction

Construction of the proposed Project may expose nearby sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD's standard construction practices. SCAQMD Rule 402 (included as PPP AQ-3) requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. SCQMD Rule 403 (PPP AQ-1) requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. As shown in Table AQ-4, *Localized Construction Emission Estimates*, Project construction-source emissions would not exceed SCAQMD LSTs and impacts would be less than significant.

Table AQ-4: Localized Construction Emission Estimates

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
2026				
Demolition	10.9	10.8	0.4	0.4
Site Preparation	13.4	13.2	2.7	1.5
Grading	13.4	13.2	2.7	1.5
Building Construction	9.9	11.5	0.3	0.3
Building Construction and Paving	14.9	18.7	0.6	0.5
Maximum On-site Emission (2026)	***14.9***	***18.7***	***2.7***	***1.5***
2027				
Building Construction	9.5	11.4	0.3	0.3
Paving	10.6	12.9	0.3	0.3
Architectural Coating	1.1	1.5	<0.01	<0.01

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
Maximum On-site Emission (2027)	***10.6***	***12.9***	***0.3***	***0.3***
Maximum On-site Emissions (2026-2027)	**14.9**	**18.7**	**2.7**	**1.5**
SCAQMD Screening Thresholds	198.0	925.0	5.5	3.5
Threshold Exceeded?	**No**	**No**	**No**	**No**

Notes: NOx = nitrogen oxides; CO = carbon monoxide; PM_{10} = particulate matter, 10 microns in diameter; $PM_{2.5}$ = particulate matter, 2.5 microns in diameter
Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

Operation

According to the SCAQMD LST methodology, LSTs apply to Project on-site emissions of stationary and on-site mobile sources. Projects that involve mobile sources that spend extended periods queuing and idling at a site, such as transfer facilities or warehousing and distribution buildings, have the potential to exceed the operational LSTs. The proposed Project would not involve vehicles idling or queueing for extended periods. Therefore, due to the lack of significant stationary source emissions or idling diesel-powered vehicles, impacts related to operational LSTs are presumed to be less than significant.

Construction Health Risk Assessment

In addition to criteria pollutant emissions, construction of the proposed Project would generate diesel particulate matter (DPM) emissions from the exhaust of off-road, heavy-duty diesel construction equipment used during demolition, site preparation, grading, building construction, paving, and architectural coating activities, as well as from on-road haul, vendor, and worker vehicles traveling to and from the Project site. DPM has been identified as a toxic air contaminant (TAC) by the California Air Resources Board (CARB). Because sensitive receptors are located in proximity to the Project site, a Construction Health Risk Assessment was prepared for the proposed Project (included as Appendix B) to evaluate the potential carcinogenic and non-carcinogenic health risks to nearby receptors resulting from exposure to Project construction-source DPM emissions.

The City of San Jacinto has not adopted a numerical significance threshold for cancer risk or non-cancer chronic health risk impacts; therefore, the SCAQMD's significance thresholds were used.

The SCAQMD recommends using a risk level of 10 in one million as the cancer risk threshold. A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. Non-cancer health risks are conveyed in terms of the Hazard Index (HI). A ratio of the predicted concentration of the facility's reported TAC emissions to a concentration is considered acceptable to public health professionals. A significant risk is defined as an HI of 1 or greater.

The SCAQMD defines a sensitive receptor as any residence, including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, and health facilities such as hospitals or retirement and nursing homes. For purposes of this HRA, sensitive receptors were placed within the air dispersion model at the locations of the closest existing residences and other establishments or residences nearest to the Project site that qualify as sensitive receptors. In addition, a uniform grid

network of receptors was placed over the Project vicinity to complete the receptor network. The nearest off-site sensitive receptor is a single-family residential structure located approximately 90 feet (27 meters) north of the Project site, across W. 7th Street, which was identified as the most impacted sensitive receptor during the construction of the Project. The nearest off-site worker receptor is Talley Metal Fabrication, located at 989 W 7th St, San Jacinto, CA, approximately 107 feet (33 meters) north of the Project site.

As shown in Table AQ-5, *Construction Health Risk Results*, the estimated maximum cancer risk attributable to construction of the proposed Project would be 4.88 in one million at the maximally impacted sensitive/residential receptor and 0.13 in one million at the maximally impacted worker receptor, both of which are below the SCAQMD significance threshold of 10 in one million. The maximum chronic non-cancer HI during construction would be 0.01 for both the maximally impacted sensitive receptor and the maximally impacted worker receptor, which is below the SCAQMD significance threshold of 1.0. Thus, the construction of the Project would have a less-than-significant impact for both cancer risk and chronic non-cancer impacts.

Table AQ-5: Construction Health Risk Results

Receptor	Cancer Risk (per million)		Threshold Exceeded?
	Maximum Lifetime Project Risk	SCAQMD Significance Threshold	
Maximum Impacted Sensitive Receptor - Cancer Risk (Prebirth to 1.02 Years)	4.88 in one million	10 in one million	**No**
Maximum Impacted Sensitive Receptor - Cancer Risk (Adult, 1.02 Years)	0.18 in one million	10 in one million	**No**
Maximum Impacted Worker Receptor - Cancer Risk (1.02 Years)	0.13 in one million	10 in one million	**No**
Receptor	**Chronic Non-Cancer Hazard Index**		**Threshold Exceeded?**
	Maximum Lifetime Project Risk	**SCAQMD Significance Threshold**	
Maximum Impacted Sensitive Receptor	0.01	1.0	**No**
Maximum Impacted Worker Receptor	0.01	1.0	**No**

Source: Construction Health Risk Assessment (Appendix B)

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

Less than Significant Impact.

The proposed Project would not generate any other emissions that were not described previously. The Project site does not contain land uses typically associated with emitting objectionable odors. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities,

refineries, landfills, dairies, and fiberglass molding operations. The proposed Project would expand an existing SNF, which would not involve the types of uses that lead to odors.

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's operational uses. The proposed Project would also be required to comply with SCAQMD Rule 402 (included as PPP AQ-3) to prevent occurrences of public nuisance odors. 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 construction; thus, impacts would be less than significant.

Existing Plans, Programs, or Policies

PPP AQ-1: SCAQMD Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: SCAQMD Rule 1113. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

PPP AQ-3: SCAQMD Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation Measures

None.

5.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant 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 Game 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 Game or US 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?	☐	☐	☒	☐

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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation. The Biological Resources Assessment prepared for the Project, included as Appendix C, determined that the Project site is fully developed and does not support native habitat. According to a review of the California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS), 12 special-status plant species, 69 special-status wildlife species, and four special-status plant communities with potential to occur within the San Jacinto quadrangle.

However, a field survey conducted on February 6, 2026, did not identify any special-status plant species, wildlife species, or sensitive plant communities onsite.

Special-status species were evaluated based on habitat requirements, known distributions, and the availability of suitable habitat on-site. The Biological Resources Assessment determined that the Project site has moderate potential to support Cooper's Hawk (*Astur cooperii*) (Appendix C). The Project site was determined to have no potential to support any of the other special-status wildfire species.

No species with potential to occur on-site are listed as threatened or endangered under the federal or State Endangered Species Acts. However, nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code. Given the potential for special-status avian species to occur on-site, MM BIO-1: Pre-construction Nesting Bird

Survey is included to avoid impacts to nesting birds during construction activities.

Under MM BIO-1, prior to issuance of a grading permit or any ground disturbance permit, the applicant shall submit to, and receive approval from, the City: (1) evidence that a qualified biologist has been retained with a scope of work covering the survey and monitoring requirements of this measure, and (2) the biologist's written confirmation that the protocol below will be implemented. No such permit shall be issued for work occurring between February 1 and August 31 until both items are approved.

A qualified biologist shall conduct a preconstruction nesting bird clearance survey within three days prior to any ground-disturbing or vegetation removal activities occurring between February 1 and August 31. If no active nests are found, the biologist shall prepare a brief letter report documenting the negative findings. If active nests are present, a no-disturbance buffer shall be established, with the distance determined by the biologist based on site-specific conditions including noise levels, visibility, and species sensitivity. Construction activities shall be restricted within the buffer zone until the young have fledged and the nest is no longer active. Buffers shall be clearly marked in the field, and construction personnel will be instructed to avoid those areas. A biological monitor shall oversee compliance with the buffer and monitor nesting behavior to ensure construction activities do not result in adverse impacts. With implementation of this measure, impacts to special-status avian species would be less than significant.

The Project site is located within the San Jacinto Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a Criteria Cell, designated conservation area, or MSHCP designated survey areas (Appendix C). Thus, implementation of the Project would not result in a substantial adverse effect on any candidate, sensitive, or special-status species.

Therefore, with implementation of MM BIO-1, impacts would be less than significant.

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

No Impact.

The Biological Resources Assessment describes that the Project site does not contain any drainage, riparian, or riverine features (Appendix C). There are no California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the Project site boundaries. The Project area does not contain any

wetlands or vernal pools. As previously described, the Project site is fully developed and disturbed. The Project site is not located with federally designated Critical Habitat. The nearest designated Critical Habitat to the site is located approximately 2.5 miles to the east for San Bernardino Merriam's kangaroo rat (*Dipodomys merriami parvus*) and is separated from the Project site by existing development. Therefore, the Project would not result in impacts related to riparian habitat or other sensitive natural community.

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?

No Impact.

No jurisdictional drainage and/or wetland features were observed on the Project site during the field investigation (Appendix C). During field investigation, a roadside ditch was observed along the northern boundary of the site, on the southern shoulder of W. 7th Street. The Biological Assessment found that the roadside ditch was constructed to convey some flows off the road, does not qualify as jurisdictional, and does not fall under the regulatory authority of the CDFW, United States Army Corps of Engineers, or the RWQCB (Appendix C). Therefore, the proposed Project would not affect State or federally protected wetlands. No impact would occur.

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?

Less Than Significant Impact with Mitigation.

Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project site has not been identified as supporting a wildlife migratory corridor or linkage. The nearest Western Riverside County Regional Conservation Authority (RCA)-conserved lands are located approximately 2.5 miles east of the Project site, within the San Jacinto River Soboba area, which provides opportunities for wildlife movement through the region (Appendix C). However, the Project site is separated from the RCA conserved lands by existing development and high traffic roadways. Additionally, areas within the RCA conserved lands are covered under the MSHCP plans for conservation. Further, the Project site contains developed land. Therefore, implementation of the proposed Project would result in no impacts related to wildlife movement corridors or linkages.

However, the Project site contains existing ornamental trees that could be used for nesting by common bird species that are protected by the federal MBTA and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season that occurs between February 1 and August 31. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, if vegetation is required to be removed during the nesting bird season, MM BIO-1 has been included to require a nesting bird survey within three days prior to any ground-disturbing or vegetation removal activities occurring. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources?

No Impact.

The City does not have a tree preservation ordinance; however, SJMC Chapter 12.20 governs tree planting and removal associated with public parks, public grounds, public streets, and public rights-of-way. The Project site contains ornamental trees located on private property, as identified in the Biological Resources Assessment (Appendix C). Because the Project does not involve trees within public rights-of-way or other City-controlled areas regulated by SJMC Chapter 12.20, implementation of the proposed Project would not conflict with applicable local policies or ordinances protecting trees. Therefore, no impact would occur.

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?

Less Than Significant.

The Project site is located within the Western Riverside County MSHCP within the San Jacinto Valley Area Plan. The Project site is not located within any Criteria Cells or designated conservation areas. Additionally, the Project site is not located within any MSHCP designated survey areas (Appendix C).

Regarding MSHCP Section 6.1.2, the Project site does not contain any jurisdictional drainages, riparian/riverine and/or wetland features. Development of the proposed Project will not result in impacts to riparian/riverine habitats. None of the conditions associated with vernal pools (i.e., depressions, ponded water, hydric soils, etc.) were observed on- site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water (e.g., mud cracks, tire ruts, drainages) were recorded. Therefore, the Project is consistent with Section 6.1.2 of the MSHCP.

Regarding MSCHP Section 6.1.3, the Project site supports existing development and heavily disturbed land that does not provide suitable habitat for Narrow Endemic Plant Species. As such, the Project is consistent with the requirements outlined in Section 6.1.3 of the MSHCP.

In regards to Section 6.3.2 of the MSHCP, Additional Survey Needs and Procedures, the Project site is not located within any designated species survey area. The Project site supports existing development and heavily disturbed land that does not provide suitable habitat for MSHCP listed species. As such, the Project is consistent with the requirements outlined in Section 6.3.2 of the MSHCP.

Regarding MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*, the Project site is not located within or adjacent to any Criteria Cells, corridors, or linkages. As a result, the Project is consistent with Section 6.1.4 of the MSHCP.

Additionally, the proposed Project would be required to pay applicable MSHCP fees pursuant to SJMC Chapter 15.50 prior to grading permit approval, included as PPP BIO-1. With the payment of fees pursuant to PPP BIO-1, the Project would not result in any conflicts with the MSHCP, and impacts would be less than significant.

Existing Plans, Programs, or Policies

PPP BIO-1: MSHCP Fees. Prior to issuance of a grading or building permit, the Project Applicant shall pay fees required pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan

(MSHCP) implemented under San Jacinto Municipal Code Chapter 15.50. Western Riverside County MSHCP requires a per-acre local development impact and mitigation fee payment prior to the issuance of a grading or building permit.

Mitigation Measures

MM BIO-1: Pre-Construction Nesting Bird Survey. Vegetation within and surrounding the Project site has the potential to provide refuge cover from predators, perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the Project. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season.

To avoid such impacts, a preconstruction nesting bird clearance survey shall be conducted by a qualified biologist within three (3) days prior to the commencement of any vegetation removal or ground-disturbing activities occurring during the nesting season (February 1 through August 31). If no active nests are observed, the biologist shall document the negative findings in a brief letter report and submit it to the Lead Agency.

If an active nest is identified, a no-disturbance buffer shall be established around the nest. The buffer distance shall be determined by the biologist based on species-specific sensitivity, the type and duration of construction activity, ambient noise and human activity levels, line-of-sight between the nest and construction areas, and the presence of topographic or vegetative screening. Buffers shall be established depending on these site-specific factors, and shall remain in place until the biologist determines that the nest is no longer active and the young have successfully fledged.

The limits of the exclusion zone shall be clearly marked in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be briefed on the location and sensitivity of protected nesting areas. A biological monitor shall oversee the implementation of exclusion zones and monitor nesting behavior to ensure compliance.

Construction activities may resume within the previously established buffer area only after the qualified biologist confirms that the young have successfully fledged and the nest is no longer active.

5.5. CULTURAL RESOURCES

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

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

Less Than Significant Impact.

State CEQA Guidelines 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 the lead agency. Generally, a resource is considered "historically significant" if it meets one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- 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;
- Has yielded, or may be likely to yield, information important in prehistory or history.

As described previously, the Project site consists of developed land occupied by the existing Bradley Gardens care facility, a surface parking lot, and landscaping. A cultural records search and review of historical photos conducted as part of the cultural assessment performed for the Project (Appendix D) indicated that the Project site was used for agricultural purposes as early as 1953. In 1964, a main care center building and a storage building were constructed as part of the Colonial Nursing Home, and in 1971, two medical office buildings were constructed. Various improvements were made to the property from the mid-1960s to 2026, including building expansions, the construction and infilling of a pool, landscaping, and paved parking. As such, the four existing buildings on-site are over 50 years old and therefore meet the minimum age threshold to require an assessment of potential eligibility to the California Register of Historical Resources (CRHR). As such, an evaluation of the on-site buildings for historical significance was prepared. Results of the evaluation determined that none of the buildings associated with the site are eligible for listing on the National Register of Historic Places (NRHP) or the CRHR. Thus, the on-site buildings are not of historical significance, and the removal of the buildings would not result in an adverse change in the significance of a historical resource pursuant to §15064.5 (Appendix D). Therefore, the Project would result in a less than significant impact on historical resources.

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

Less Than Significant With Mitigation.

The Cultural Resources Study (Appendix D) prepared for the Project included an archeological investigation at the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton. The search identified any previously recorded cultural resources and prior cultural resources investigations within a 1-mile radius of the Project site.

The records search identified 59 previously recorded cultural resources within the 1-mile radius and none within the Project site. The records search results also indicate that 40 cultural resource studies have been conducted within a one-mile radius of the Project, none of which include any portion of the Project boundaries.

An archaeologist conducted the cultural resources survey of the Project area on February 6, 2026. The survey identified four existing buildings and a parking lot associated with the Bradley Gardens care facility (a large main care center building, one storage building in the southeast corner, and two medical office buildings in the northwest and southwest corners) that were constructed between 1964 and 1971 The existing buildings are over 50 years old, and therefore, are considered of historic age. No prehistoric resources were identified within the Project site.

The Cultural Resources Study determined that there is a potential for previously unknown archaeological resources to be located within the Project site. Thus, Mitigation Measure CUL-1 has been included to require that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. If determined to be a unique archaeological resource, the resource would then be treated in accordance with Section 21083.2(b). With implementation of Mitigation Measure CUL-1, impacts to archaeological resources would be less than significant.

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

No Impact.

The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 (included as PPP CUL-1) mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner 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. Compliance with existing law would ensure that significant impacts to human remains would not occur.

Existing Plans, Programs, or Policies

PPP CUL-1: Human Remains. In the event that human remains are encountered on the Project site, work within 50 feet of the discovery shall cease and the County Coroner shall be notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. Prior to the issuance of grading permits, the City Community and Planning, Building, and Code Enforcement Department Director, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.

Mitigation Measures

MM CUL-1: Inadvertent Discovery. In the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources. The discovery would also be reported to the City and the South Central Coastal Information Center (SCCIC).

Prior to the issuance of any permits for ground-disturbing activities that include the excavation of soils (including as grading, excavation, and trenching), the City of San Jacinto shall ensure that all Project grading and construction plans and specifications include requirement to halt construction activity and contact an archaeologist as specified above.

5.6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant 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) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact.

Construction

During construction of the proposed Project would consume energy in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery truck trips; and
2. Electricity associated with providing temporary power for lighting and electric equipment.
3. Natural gas is not anticipated to be needed for construction activities. Any consumption of natural gas would be minor and negligible.

Electricity Usage

Due to the Project size and the fact that construction is temporary, the electricity used during construction of the proposed Project would be substantially less than that required for Project operation and would have a negligible contribution to the Project's overall energy consumption. The electric power used would be for as-necessary lighting and electronic equipment such as computers inside temporary construction trailers.

Petroleum Fuel Usage

Construction activities related to the SNF expansion and the associated infrastructure are not expected to result in demand for fuel greater on a per-development basis than other development projects in Southern California. Table E-1, *Total Construction Fuel Usage*, details the construction fuel usage over the Project's construction period from both construction equipment and construction workers traveling to and from the site, as shown in Table E-1 below. As shown in Table E-1, *Total Construction Fuel Usage*, construction of the proposed Project would require a total of 33,050 gallons of diesel fuel (25,320 gallons of diesel fuel from off-road construction equipment and 7,730 gallons of diesel fuel from construction vehicles) and 25,025 gallons of gasoline fuel from construction vehicles. As shown in Table E-1, this would

result in a 0.07 percent increase over countywide diesel fuel consumption and a <0.01 percent increase over countywide gasoline consumptions. Thus, increased energy consumption from the construction of the proposed Project would be nominal.

Table E-1: Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	7,730	25,025
Off-Road Construction Equipment	25,320	-
Total	**33,050**	**25,025**
Riverside Countywide Consumptions	50,504,775	430,881,899
Percentage Increase (%)	**0.07**	**<0.01**

Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

Construction of the Project would result in fuel consumption from the use of construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. There are no unusual Project characteristics that would cause the use of construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the state. Construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, as construction of the Project would only last 12 months, and would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. Thus, impacts related to construction energy usage would be less than significant.

Operation

Once operational, the Project would generate demand for electricity, natural gas, and gasoline. No diesel vehicles were assumed for operations. Operational use of energy includes the heating, cooling, and lighting of the buildings, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, and natural gas. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

The State of California provides a minimum standard for building design and construction standards through Title 24 of the California Code of Regulations (CCR). Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The County's administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation, and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. Also, as Title 24 has become more progressive in realizing energy reductions and increasing efficiency, it now has requirements for solar installation for non-residential projects. With the new updates. Title 24 now mandates incorporation of

solar photovoltaic systems and battery storage in many non-residential projects, or for non-qualifying projects installation of solar-ready roofs and systems. These requirements serve to offset electricity demand and the Project will be required to adhere to applicable Title 24 requirements. The Project's compliance with Title 24 will be confirmed prior to issuance of building permits. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced.

As detailed in Table E-2, *Project Net Annual Operational Energy Consumption*, operation of the proposed Project is estimated to result in an annual use of approximately 52,117 gallons of gasoline fuel, approximately 1,399,933 British thermal units (BTU) of natural gas, and approximately 646,337 kilowatt-hours (kWh) of electricity. As shown in Table E-2, compared to the existing facility on-site, the proposed Project would result in a net annual increase of 29,853 gallons of gasoline fuel, 760,676 BTU of natural gas, and 332,746 kWh of electricity. These increases represent less than 0.01 percent of Riverside Countywide electricity, natural gas, and gasoline consumption, respectively. Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and operational energy impacts would be less than significant.

Table E-2: Project Net Annual Operational Energy Consumption

Operational Source	Energy Usage	Countywide Energy Consumption	Percentage Increase in Countywide Consumption from Project
Electricity (Kilowatt-Hour)			
Proposed Project	646,337	NA	
Existing Conditions	313,592		
Net Electricity Consumption from Project	**332,746**	**16,286,000,000**	**<0.01%**
Natural Gas (Thousands British Thermal Units)			
Proposed Project	1,399,933	NA	
Existing Conditions	639,257		
Net Natural Gas Consumption From Project	**760,676**	**42,670,000,000**	**<0.01%**
Petroleum (Gasoline Fuel) Consumption (Gallons)			
Proposed Project	52,117	NA	
Existing Conditions	22,263		
Net Petroleum (Gasoline) Consumption from Project	**29,853**	**430,881,899**	**<0.01%**

Notes: NA = Not Applicable, as this analysis compares the net increase of the Project with countywide consumption.
Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

Overall, construction and operations-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other similar uses in the region, and impacts would be less than significant.

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

Less Than Significant Impact.

The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the CCR. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency. The proposed Project would be required to comply with all applicable State and local regulations related to renewable energy and energy efficiency, including the 2025 California Building Energy Efficiency Standards (Title 24) and the California Green Building Standards Code (CALGreen). As required by SJMC Chapter 15.04, *Construction Codes*, prior to issuance of a building permit, the Project Applicant would be required to submit plans showing that the Project would be in compliance with 2025 Title 24 requirements.

In addition, construction equipment and heavy-duty trucks associated with Project construction would be required to comply with applicable California Air Resources Board (CARB) regulations, including idling restrictions and off-road diesel engine standards, which promote fuel efficiency and reduce unnecessary energy consumption during construction activities. Because the proposed SNF facility expansion would comply with applicable energy efficiency regulations and would not conflict with or obstruct any State or local plan for renewable energy or energy efficiency, impacts would be less than significant.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant 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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

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?

No Impact.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

According to the Geotechnical Investigation, the Project site is not within a state-designated Alquist-Priolo Earthquake Fault Zone. There are no known active faults that cross the site. The closest fault zone is the San Jacinto Fault, located approximately 2 miles northeast of the site (Appendix E). Thus, impacts related to a known earthquake fault would not occur.

ii. Strong seismic ground shaking?

Less than Significant Impact

The Project site is located in a seismically active region, as is all southern California, and could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consist of poorly consolidated material such as alluvium located near the source, and in response to an earthquake of great magnitude.

As described above, the Project site is not located within an active fault zone; however, the San Jacinto Fault lies approximately 2 miles northeast of the Project site (Appendix E). Due to the site's close proximity to this fault, the Project site is expected to be subject to strong seismic ground shaking during the life of the Project. The proposed Project would be designed in accordance with the provisions of the California Building Code (CBC) (California Code of Regulations, Title 24, Part 2), included in the SJMC as Section 15.04.020 (PPP GEO-1). Compliance with the CBC would ensure earthquake safety based on factors including occupancy type, the types of soils on-site, and the probable strength of the ground motion. Mandatory compliance with the CBC would include the incorporation of (1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; (2) proper building footings and foundations; and (3) construction of the building structures so that it would withstand the effects of strong ground shaking. Implementation of CBC requirements would be verified by the City as part of the plan check and development review process. Additionally, the City has adopted an Earthquake Hazard Reduction Code under Chapter 15.24 of the SJMC, which includes standards for structural seismic resistance established primarily to reduce the risk of life loss or injury. Compliance with the SJMC as well

as with the requirements of the CBC would reduce hazards from strong seismic ground shaking to a less than significant level.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact.

Liquefaction occurs when vibrations or water pressure causes soil particles to lose their friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface (bgs).

According to a review of the Riverside County Information Technology's Map My County website, the Project site is identified as having moderate liquefaction susceptibility (Appendix E). The Project site contains topsoil and disturbed fill, which generally consists of brown, moist, loose to medium dense silty sands. There is a potential that sandy layers below the groundwater table could be liquefiable. However, groundwater was not encountered in the geotechnical borings conducted on the Project site which reached a maximum depth of 60 bgs (Appendix E). As discussed in the Geotechnical Investigation, removal of undocumented fill during construction is anticipated to reach approximately 5 to 7 feet below existing grade across majority of the site (Appendix E). Thus, groundwater is not anticipated to be reached during grading.

Further, the Project would be designed to meet CBC requirements (adopted in SJMC Chapter 15.04; PPP GEO-1), which include standards for seismic safety, excavation, foundations, retaining walls, and demolition. The CBC would require project-specific geotechnical recommendations to be incorporated into grading plans and building design as a condition of permit approval, helping ensure the structures can withstand seismic ground movement, including liquefaction. Compliance with the CBC and the SJMC would ensure that hazards from seismic-related ground failure, including liquefaction, would be less than significant.

iv. Landslides?

No Impact.

Landslides are downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Project site is relatively flat and is not located near substantial slopes or hillsides. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. According to the GPU EIR Figure 5.7-5, *Landslide Susceptibility*, the Project site is not within an area mapped for high susceptibility to landslides (City of San Jacinto, 2022b). Therefore, the proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impacts related to landslides would occur with implementation of the proposed Project.

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

Less Than Significant Impact.

Construction of the Project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, SJMC Chapter 13.44, *Storm Water Management*, implements the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) and establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, the preparation of a Stormwater Pollution Prevention Plan (SWPPP) is required by the City and RWQCB regulations. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control best management practices (BMPs) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. Based on compliance with SJMC Chapter 13.44 stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be ensured by the City's project review by the Engineering Division, construction impacts related to erosion and loss of topsoil would be less than significant.

The Project site includes existing landscaping, and the proposed Project includes installation of additional landscaping in the southeastern corner of the site near the proposed SNF building addition. With this landscaping, areas of loose topsoil that could be eroded by wind or water would not exist upon operation of the proposed Project. In addition, as described in Section 5.10, *Hydrology and Water Quality*, the proposed Project has been designed to slow, filter, and retain stormwater within the pervious areas and the proposed landscaping, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires City approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant.

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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact

Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. The Project site is relatively flat and is not located adjacent to any substantial slopes or hillside areas. As described previously, the Project site is not within an area mapped for high susceptibility to landslides (City of San Jacinto, 2022b). Therefore, impacts related to landslides would not occur from implementation of the Project.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. As described above in response iii, groundwater is estimated to be approximately 60 feet bgs, which is not conducive to effects related to liquefaction and lateral spreading, which require groundwater or liquefied soils to exist within 50 feet bgs. According to the Geotechnical Investigation, the potential for lateral spreading at the Project site is considered low (Appendix E). Therefore, impacts related to liquefaction and lateral spreading would not occur and impacts would be less than significant.

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. According to the Geotechnical Investigation (Appendix E), there is historical evidence that subsidence of 0.26 feet has occurred within the San Jacinto basin and the Project site area during the period of 1964 to 1973. However, subsidence has eased appreciably, as a result of the groundwater basin being adjudicated. According to the Geotechnical Investigation, the potential for subsidence due to groundwater withdrawal at the Project site is considered low (Appendix E). Therefore, impacts related to subsidence would be less than significant.

Overall, compliance with the requirements of the CBC (PPP GEO-1), as ensured by the City through the permitting process, would ensure potential adverse effects related to lateral spreading, subsidence, liquefaction, or collapse from implementation of the proposed Project would be less than significant.

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

Less Than Significant Impact.

Expansive soils contain clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils and could result in heaving and cracking of buildings and foundations.

The Geotechnical Investigation Report (included as Appendix E) performed expansion index testing on near-surface bulk soil samples to evaluate the potential for expansive soils at the site. The results of the testing indicated that near surface soils have a “very low” potential for expansion. Compliance with the CBC (included as PPP GEO-1) would require design level geotechnical specifications as a condition of construction permit approval that would be reviewed and approved by the City. Therefore, impacts related to expansive soils would be less than significant.

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*?*

No Impact.

There are no septic tanks or alternative wastewater disposal systems currently on the Project site. The Project would install on-site sewer lines that would connect to the existing wastewater infrastructure that

is adjacent to the site and would not require the use of septic tanks or alternative methods of wastewater disposal. Therefore, no impacts related to the use of such facilities would occur from implementation of the Project.

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

Less than Significant with Mitigation Incorporated.

According to the Paleontological Assessment prepared for the proposed Project (Appendix F), the Project site is underlain by Holocene and late Pleistocene-aged young alluvial valley deposits. Holocene alluvial deposits at the Project site have a low potential to yield significant paleontological resources. The underlying Pleistocene young alluvial deposits are considered to have a high potential to yield significant paleontological resources (Appendix F).

A paleontological literature review and collections and locality records was completed as part of the Paleontological Assessment using data from the Division of Geological Sciences at the San Bernardino County Museum and the Los Angeles County Museum of Natural History, the San Diego Society of Natural History, and the Western Science Center and data from published and unpublished paleontological literature. The resulting locality records search did not identify any previously recorded fossil localities within the boundaries of the Project site. The closest known fossil localities were found at the Monte Vista Middle School, located approximately 1 mile northeast of the Project site, and consisted of the shells of freshwater snails and the bones of frogs, snakes, lizards, and mammals, as well as the dental remains of rodents, including those of pocket gophers. Additional fossil localities were discovered 3 miles west of the Project site in association with construction of the Eastside Pipeline and 4 miles south of the Project site near the Hemet-Ryan Airport. A field survey of the Project site was conducted in February 2026 that identified no paleontological resources, or evidence indicating the presence of paleontological resources (Appendix F).

The proposed Project consists of demolition activities for construction of a SNF building, conversion of an existing building into a PHF, and associated improvements. As discussed in the Geotechnical Investigation Report, removal of undocumented fill during construction is anticipated to reach up 5 to 7 feet below existing grade across majority of the site (Appendix E). Earthmoving activities, including grading and excavation activities, have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. Therefore, impacts related to paleontological resources during Project construction are potentially significant. As a result, MM GEO-1 has been proposed, which requires the preparation of a Paleontological Resources Impact Mitigation Program (PRIMP) and that ground disturbing activities, beginning at a depth of 3 feet, be monitored to identify and recover any significant fossil remains. With the implementation of MM GEO-1 into the Project, potential impacts to paleontological resources would be less than significant.

Existing Plans, Programs, or Policies

PPP GEO-1: **CBC Compliance**. The Project is required to comply with the California Building Standards Code as included in Section 15.04.020 of the San Jacinto Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Mitigation Measures

MM GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, the Project Applicant shall provide a letter to the City, or City designee, from a professional paleontologist, stating that a qualified paleontologist has been retained to provide services for the proposed Project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite. The PRIMP shall be provided to the City for review and approval. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. Prior to commencement of grading activities, the City of San Jacinto Planning Division, or designee, shall verify that all Project grading and construction plans specify the requirements herein related to the PRIMP and the unanticipated discovery of paleontological resources. Full-time monitoring will be required starting at 3 feet deep below the current surface. In the event paleontological resources are encountered, ground disturbing activity within 50 feet of the area shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered pursuant to the guidelines of the Society of Vertebrate Paleontology.

Criteria for discarding specific fossil specimens shall be made explicit in the PRIMP. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by Project construction, then recovery techniques shall be applied. Actions include recovering a sample of the fossiliferous material prior to construction, monitoring construction activities and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage, and treatment shall be done at the Project Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource. A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, shall be prepared and submitted to the City, or City designee. The report and inventory, when submitted to the City of San Jacinto Planning Division, shall signify completion of the program to mitigate impacts to paleontological resources.

5.8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☒	☐

GHG Thresholds

The analysis methodology from SCAQMD is used in the evaluation of potential impacts related to greenhouse gas (GHG) from implementation of the proposed Project.

SCAQMD: SCAQMD does not have approved thresholds; however, SCAQMD does have draft thresholds that provide a tiered approach to evaluate GHG impacts. The current interim SCAQMD threshold consists of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
    - Option 1: All land use types: 3,000 $MTCO_{2e}$ per year
    - Option 2: Based on land use type: residential: 3,500 $MTCO_{2e}$ per year; commercial: 1,400 $MTCO_{2e}$ per year; or mixed use: 3,000 $MTCO_{2e}$ per year
- Tier 4 has the following options:
    - Option 1: Reduce business as usual emissions by a certain percentage; this percentage is currently undefined.
    - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
    - Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans;
    - Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The assessment of the proposed Project applies the Tier 3: Numerical Screening Thresholds approach. In addition, SCAQMD methodology for project construction emissions is to average them over 30 years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above (Appendix A).

The City of San Jacinto has utilized Option 1 for other projects within the city, thus, Option 1 was utilized for this analysis and the GHG threshold used is 3,000 $MTCO_2e$ per year.

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

Less Than Significant Impact

Global climate change is not confined to a particular project area. A typical project does not generate enough GHG emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles on-site, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed Project would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

GHG emissions during Project construction and operations were estimated using CalEEMod version 2022.1. In accordance with SCAQMD recommendations, the Project's amortized construction GHG emissions (as shown in Table GHG-1) are added to the operational emissions in order to determine the Project's total annual estimated GHG emissions. The estimated operational GHG emissions that would be generated from implementation of the proposed Project, combined with the construction emissions, are shown in Table GHG-2. As shown in Table GHG-2, net Project GHG emissions would be less than the SCAQMD's Tier 3 threshold of 3,000 $MTCO_2e$. Therefore, based upon SCAQMD's screening threshold, impacts related to GHG emissions would be less than significant.

Table GHG-1: Project Construction GHG Emissions

Construction Year	Annual GHG Emissions ($MTCO_2e$)
2026	33
2027	386
Total Emissions	**419**
Total Emissions Amortized Over 30 Years	14

Notes: Numbers have been rounded. $MTCO_2e$ = metric tons of carbon dioxide equivalent.
Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

Table GHG-2: Total Project GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
Mobile	509
Area	2
Energy	177
Water	12
Waste	96
Refrigeration	0.1
Total Project Operation Emissions	**796**
Amortized Project Construction Emissions	14
Total Project Emissions	**810**
Existing Emissions	349
Net Project Emissions	**460**
SCAQMD Tier III Significance Threshold	3,000
Threshold Exceeded?	**No**

Notes: Numbers have been rounded. $MTCO_2e$ = metric tons of carbon dioxide equivalent.
Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

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

Less Than Significant Impact.

he Project proposes the expansion of the existing 44-bed Bradley Gardens facility to a total of 103 beds. The Project includes demolition of the existing 1,074 SF maintenance and storage building located in the southeastern corner of the site for construction of an expansion to the existing 44-bed SNF building. The proposed building addition would total approximately 18,000 SF and would provide 43 additional SNF and STP beds. The Project also proposes the conversion of the existing 2,596 SF vacant office building located in the northwestern corner of the site into a 16-bed PHF. The design of the proposed building would comply with State and federal programs that are designed to ensure energy efficiency and reduce GHG emissions.

On December 15, 2022, CARB adopted the 2022 Scoping Plan. The 2022 Scoping Plan set the State's GHG emissions reduction target for 2045 at 85 percent below 1990 levels, which was codified by Senate Bill 32. Table GHG-3 shows the Project's consistency with the 2022 Scoping Plan. As shown in Table GHG-3, 2022 *Scoping Plan Consistency*, the Project is consistent with the 2022 Scoping Plan.

Table GHG-3: 2022 Scoping Plan Consistency Summary

Action	Consistency
GHG Emissions Reductions Relative to the SB 32 Target	
40 percent Below 1990 levels by 2030.	**Consistent.** The proposed Project would comply with applicable Title 24, Part 6 building energy efficiency standards and other State and local requirements supporting statewide greenhouse gas reduction targets consistent with SB 32.
Smart Growth/Vehicle Miles Traveled VMT	
VMT per capita reduced 25 percent below 2019 levels by 2030, and 30 percent below 2019 levels by 2045.	**Consistent.** The Project site has an existing General Plan land use designation of Industrial (I) and is zoned Industrial Light (IL). The Industrial (I) designation supports industrial and employment-generating uses, including light industrial, manufacturing, warehouse, service commercial, and related support uses. The IL zoning district allows for general manufacturing and light industrial activities, including auto repair services, pest control services, pool maintenance services, and woodworking shops, as well as other compatible uses. The proposed Project includes demolition of an existing 1,074-square-foot storage building and construction of a new 18,000-square-foot building addition to the existing skilled nursing facility (SNF), resulting in a total of 87 SNF beds. The Project also includes conversion of an existing 2,596-square-foot administrative office building into a 16-bed Psychiatric Health Facility (PHF), resulting in a total campus capacity of 103 beds. The Project would have a floor area ratio (FAR) of approximately 0.27, which is consistent with the development intensity permitted by the General Plan land use designation. The Project represents the expansion of an existing institutional healthcare facility and does not introduce residential uses. It would not generate substantial population or employment growth beyond that anticipated under the General Plan or regional growth forecasts. As previously evaluated in the air quality analysis, the Project is consistent with the Southern California Association of Governments (SCAG) 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and would not conflict with regional VMT

Action	Consistency
	reduction strategies or statewide greenhouse gas reduction targets.
Light-Duty Vehicle (LDV) Zero-Emission Vehicles (ZEVs)	
100 percent of LDV sales are ZEV by 2035.	**Consistent.** The proposed Project would be designed and constructed in accordance with Title 24, Parts 6 and 11 requirements applicable to healthcare facilities, including provisions for electrical infrastructure to support future electric vehicle charging where required by code.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	**Consistent.** The proposed Project would comply with Title 24, Part 6 energy efficiency requirements, including the installation of electrical wiring for built-in appliances. Although the Project would include natural gas use on-site, the Project would incorporate energy-efficient building design features and would not result in inefficient energy consumption.
Construction Equipment	
25 percent of energy demand electrified by 2030 and 75 percent electrified by 2045.	**Consistent.** The proposed Project would be required to use construction equipment that is registered by CARB and meet CARB's standards. CARB sets its standards to be in line to reduce energy demand by 25 percent in 2030 and 75 percent in 2045.
Transportation Electrification	
Create a jurisdiction-specific ZEV ecosystem to support deployment of ZEVs statewide (such as permit streamlining, infrastructure siting, consumer education, or preferential parking policies).	**Consistent.** The proposed Project would be designed and constructed in accordance with the Title 24 Part 6 and Part 11 requirements, which include constructing homes to allow for electric vehicle charging. Therefore, the proposed Project would not interfere with the implementation of a ZEV ecosystem within the City.
VMT Reduction	
Adopt and implement Complete Streets policies and investments, consistent with general plan circulation element requirements.	**Consistent.** The Project includes redevelopment of an existing skilled nursing facility campus and consists of building expansion, conversion of an existing office building, and associated site improvements, including drive aisles, driveways, landscaping, and pedestrian pathways. The Project would provide internal pedestrian circulation improvements through on-site pathways connecting building areas and access points. These improvements are limited to the Project site and do not include modifications to the surrounding public roadway network. The Project would not conflict with the implementation of Complete Streets policies or planned circulation improvements.

Action	Consistency
Increase public access to shared clean mobility options (such as planning for and investing in electric shuttles, bike share, car share, transit).	**Consistent.** The Project includes redevelopment of an existing skilled nursing facility campus and consists of building expansion, conversion of an existing office building, and associated site improvements, including drive aisles, driveways, landscaping, and pedestrian pathways. The Project would not include shared mobility services such as shuttle programs, bike share, or car share systems. However, it would maintain internal pedestrian circulation through on-site pathways connecting building areas and access points. The nearest public transit access is the State and Seventh bus stop (Stop ID: 3214), located approximately 0.28 miles (approximately 1,500 feet) from the Project site. This stop provides access to regional bus transit services. Given the Project's infill location within an existing developed area, it would not conflict with implementation of transit services or regional shared mobility programs and would remain accessible to existing multimodal transportation options in the vicinity.
Amend zoning or development codes to enable mixed-use, walkable, and compact infill development (such as increasing allowable density of the neighborhood).	**Consistent.** The General Plan includes policies that encourage amendments to zoning and development codes to support mixed-use, walkable, and compact infill development. While the Project does not propose zoning amendments or mixed-use development, it represents infill redevelopment of an existing developed healthcare campus through the expansion of a skilled nursing facility and conversion of an existing office building to a psychiatric health facility. The Project site has a zoning designation of Industrial Light (IL). The IL zoning designation allows for general manufacturing uses, auto repair services, pest control services, pool maintenance services, and woodworking shops. The Project does not include a change in land use designation or zoning. The proposed redevelopment would occur within an existing developed urbanized site and reflects efficient use of previously developed land consistent with infill development objectives and compact growth patterns. Therefore, the Project is consistent with the intent of this policy and does not conflict with the General Plan's objectives for compact and efficient land use patterns
Building Decarbonization	
Adopt all-electric new construction reach codes.	**Consistent.** The proposed Project would comply with Title 24 Parts 6 and 11, which include electric heat

Action	Consistency
	pumps installed during construction and electric hookups for all appliances.
Adopt policies and incentive programs to reduce electrical loads from equipment plugged into outlets (such as purchasing Energy Star equipment for municipal buildings, occupancy sensors, smart power strips, equipment controllers, etc.).	**Consistent.** The proposed Project would be constructed in accordance with Title 24 CALGreen requirements, which include the installation of Energy Star equipment and appliances in new buildings.
Facilitate deployment of renewable energy production and distribution and energy storage.	**Consistent.** The proposed Project would be constructed in accordance with the CALGreen Building Energy Efficiency Standards (Title 24 Part 6) and meet all other requirements related to energy efficiency standards.

Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

In addition to the CARB 2022 Scoping Plan, the City of San Jacinto is one of 12 Western Riverside Council of Governments (WRCOG) jurisdictions that participated in preparing the 2021 Subregional Climate Action Plan (WRCOG Subregional CAP). The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15 percent below 2010 levels by 2020, and 49 percent below 2010 levels by 2035, consistent with guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined that this approach is consistent with the statewide AB 32 goal of reducing emissions to 1990 levels. As shown in Table GHG-4, *WRCOG Subregional CAP Consistency Summary*, the Project is consistent with the WRCOG Subregional CAP.

Table GHG-4: WRCOG Subregional CAP Consistency Summary

Measure	Consistency
Energy	
LE-1: Expand Local Renewable Energy Production. Increase solar PV installations on new and existing buildings.	**Consistent.** The Project would comply with Title 24 Part 6 building energy requirements and applicable California Energy Code provisions for healthcare facilities.
LE-4: Building & Appliance Electrification. Transition energy use away from fossil natural gas to clean electricity and renewable natural gas.	**Consistent.** The Project would comply with Title 24 Part 6 energy efficiency and electrification requirements for nonresidential healthcare facilities, including building systems and equipment electrification to the extent required by code.
LE-6: Shade Trees. Strategically plant trees to reduce the urban heat island effect.	**Consistent.** The Project would provide private open space for each proposed residence, as well as common open space and landscaped areas totaling approximately 4,015 square feet. These landscaped areas would allow for the incorporation of shade trees and vegetation throughout the Project site, including within open space areas and along pedestrian circulation routes, which supports reduction of localized heat island effects consistent with the intent of this policy.
LT-2: Pedestrian Infrastructure Improvements. Expand and improve pedestrian infrastructure, including sidewalks, crosswalks, and pedestrian signals.	**Consistent.** The Project includes internal site improvements consisting of pedestrian pathways, drive aisles, and driveways that provide circulation within the existing campus and connect building areas and site access points. These on-site pedestrian improvements would enhance internal pedestrian connectivity and access to existing public sidewalks in the surrounding area.

	The Project would not modify the public roadway network but would support improved pedestrian access consistent with LT-2.
LT-7: Increase Housing Density. Increase the density of planned housing units within the city.	**Consistent.** The Project does not propose residential development or any increase in housing density. It involves the expansion of an existing healthcare facility on a site designated Industrial (I) and zoned Industrial Light (IL). The Project does not affect housing capacity assumptions under the General Plan or regional growth forecasts.
LT-8: Increase Land Use Diversity. Provide for a variety of development types and uses.	**Consistent.** The Project site is designated Industrial (I) and zoned Industrial Light (IL), which allows for a range of industrial, service commercial, and compatible uses. The Project involves the expansion of an existing skilled nursing facility and conversion of an office building to a psychiatric health facility within an existing developed campus. The Project does not introduce new land use categories or require a change in land use designation or zoning. It represents continued use and expansion of institutional healthcare services within an existing developed industrial setting.
LT-9: Transit-Oriented Development. Place new developments in close proximity to transit services.	**Consistent.** The Project is located approximately 0.28 miles (approximately 1,500 feet) from the nearest transit stop (State Street and Seventh Street, Stop ID: 3214), providing access to regional transit services. The Project supports transit accessibility by locating redevelopment within an existing developed area near transit service.
LT-10: Local ZEV Programs. Provide charging stations and other support for zero emission vehicles (ZEVs).	**Consistent.** The proposed Project would be designed and constructed in accordance with the Title 24 Part 6 and Part 11 requirements, which include EV-ready charging infrastructure to allow for electric vehicle charging in the garages.
Solid Waste	
LS-1: Zero Waste Initiatives. Support the State's mandates and strive for zero waste.	**Consistent.** The proposed Project would be required to comply with applicable City of San Jacinto solid waste and recycling requirements implemented in accordance with statewide regulations, including AB 341 and SB 1383. These regulations require recycling of commercial solid waste and diversion of organic waste from landfills through recycling and organics collection programs, supporting statewide waste reduction and landfill methane reduction goals.

Source: Air Quality, Energy, and Greenhouse Gas Assessment (Appendix A)

In addition to the CARB 2022 Scoping Plan and the WRCOG Subregional CAP, the Project would comply with all applicable State and local regulatory requirements in effect at the time of construction and operation, including the California Building Standards Code (Title 24), which incorporates the California Energy Code and CALGreen requirements. The Project is also consistent with Connect SoCal 2024 (2024–2050 Regional Transportation Plan/Sustainable Communities Strategy), which establishes long-range regional transportation, land use, and emissions reduction strategies for the SCAG region, including transportation investments, programming, and regional growth considerations. These policies are implemented at the regional and local level through agency coordination and planning processes. The

Project would not conflict with Connect SoCal 2024 and would remain consistent with regional growth assumptions, as it involves the expansion and conversion of an existing institutional healthcare facility, does not include residential development, and would not alter regional population or housing growth patterns.

Overall, the Project would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions and impacts would be less than significant.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant 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 Section 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?	☐	☐	☐	☒

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

Less Than Significant Impact.

A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Construction

The proposed construction activities could involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials could be needed for fueling and servicing construction equipment on the site. These types of materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing federal and State requirements that the project is required to strictly adhere to.

The Project involves demolition of an existing building. As part of Project construction, the potentially asbestos-containing materials (ACM) and lead based paint (LBP) materials from building demolition would need to be disposed. Construction contractors would be required to comply with federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous materials. Applicable laws and regulations include CCR, Title 8 Section 1529 (pertaining to ACM) and Section 1532.1 (pertaining to LBP); CFR, Title 40, Part 61, Subpart M (pertaining to ACM); CFR, Title 29, Hazardous Waste Control Act; CFR, Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the U.S. Department of Transportation (USDOT), California Division of Occupational Safety and Health (CalOSHA), California Environmental Protection Agency (CalEPA) and California Department of Toxic Substances Control (DTSC). Additionally, construction activities would require a SWPPP, which is mandated by the NPDES General Construction Permit (included as PPP HYD-1 herein) and enforced by the Santa Ana RWQCB. The SWPPP will include strict on-site handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction.

Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant.

Operation

The proposed Project involves the operation of the proposed 103-bed Bradley Gardens SNF, which would routinely use household hazardous materials including cleaning agents, disinfectants, paints, pesticides, batteries, fertilizers, aerosol cans, and limited medical-related supplies. These hazardous materials are also currently used by the existing SNF uses on the Project site. These types of materials are not acutely hazardous and would continue to be used and stored in limited quantities onsite. The normal routine use of these products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or waste, and impacts would be less than significant.

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?

Less Than Significant Impact.

In February 2026, Partner Engineering and Science, Inc completed a Phase I Environmental Assessment (Phase I ESA) of the Project site (Appendix G). The 2026 Phase I ESA did not identify any Recognized Environmental Conditions (RECs) related to the Project site. The Phase I ESA did identify one Business

Environmental Risk (BER), which is a risk that can have a material environmental impact on the business associated with the current or planned use of commercial real estate.

Construction

Accidental Releases. While the routine use, storage, transport, and disposal of hazardous materials in accordance with applicable regulations during construction activities would not pose health risks or result in significant impacts; improper use, storage, transportation and disposal of hazardous materials and wastes could result in accidental spills or releases, posing health risks to workers, the public, and the environment. The Project site does not have any RECs and was previously used for vacant land, for agricultural uses, and is currently developed with a SNF.

To avoid an impact related to an accidental release, the use of BMPs during construction are implemented as part of a SWPPP as required by the NPDES General Construction Permit (PPP HYD-1). Implementation of an SWPPP would minimize potential adverse effects to workers, the public, and the environment. Construction contract specifications would include strict on-site handling rules and BMPs that include, but are not limited to:

- Establishing a dedicated area for fuel storage and refueling and construction dewatering activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Therefore, Project construction would result in less than significant impacts related to hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Asbestos Containing Materials. The buildings on the Project site were constructed in 1964 and 1971 when many structures were constructed with what are now recognized as hazardous building materials, such as lead and asbestos. Demolition of the existing structure could result in the release of hazardous materials. However, asbestos abatement contractors must follow State regulations contained in California Code of Regulations Sections 1529, and 341.6 through 341.14 as implemented by SCAQMD Rule 1403 to ensure that asbestos removed during demolition or redevelopment of the existing buildings is transported and disposed of at an appropriate facility. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Section 19827.5 of the California Health and Safety Code requires that local agencies not issue demolition permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. These requirements are included as PPP HAZ-1 to ensure that the Project applicant submits verification to the City that the appropriate activities related to asbestos have occurred, which would reduce the potential of impacts related to asbestos to a less than significant level.

Lead Based Materials. Lead-based materials may also be located within existing structures on the Project site. The lead exposure guidelines provided by the United States Department of Housing and Urban

Development provide regulations related to the handling and disposal of lead-based products. Federal regulations to manage and control exposure to lead-based paint are described in Code of Federal Regulations Title 29, Section 1926.62, and State regulations related to lead are provided in the California Code of Regulations Title 8 Section 1532.1, as implemented by CalOSHA. These regulations cover the demolition, removal, cleanup, transportation, storage and disposal of lead-containing material. The regulations outline the permissible exposure limit, protective measures, monitoring, and compliance to ensure the safety of construction workers exposed to lead-based materials. CalOSHA's Lead in Construction Standard requires project applicants to develop and implement a lead compliance plan when lead-based paint would be disturbed during construction or demolition activities. The plan must describe activities that could emit lead, methods for complying with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities. In addition, CalOSHA requires 24-hour notification if more than 100 SF of lead-based paint would be disturbed. These requirements are included as PPP HAZ-2 to ensure that the Project applicant submits verification to the City that the appropriate activities related to lead have occurred, which would reduce the potential of impacts related to lead-based materials to a less than significant level.

Operation

As described previously, the proposed Project involves operation of the proposed 103-bed Bradley Gardens SNF, which would routinely use household hazardous materials including cleaning agents, disinfectants, paints, pesticides, batteries, fertilizers, aerosol cans, and limited medical-related supplies. These hazardous materials are also currently used by the existing SNF uses on the Project site. These types of materials are not acutely hazardous and would continue to be used and stored in limited quantities onsite. The normal routine use of these products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

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

No Impact.

The closest school to the Project site is San Jacinto Elementary School, which is about 0.95 miles northeast of the Project site. Thus, the proposed Project would not be within one-quarter mile of an existing school. As described previously, construction and operation of the Project would involve the use, storage, and disposal of small amounts of hazardous materials on the Project site. These hazardous materials would be limited and used and disposed of in compliance with federal, State, and local regulations, which would reduce the potential for accidental release into the environment near a school. In addition, emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis in Section 5.3, *Air Quality*, which determined that emissions generated from the proposed Project would not result in impacts to sensitive receptors, including schools. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 mile of school and there would be no impact.

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

No Impact.

Government Code Section 65962.5 specifies lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated. As described in the Phase I ESA (Appendix G), the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and therefore there would be no impact.

e) For a project 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?

No Impact.

The closest airport to the Project site is Hemet-Ryan Airport, which is located approximately 3.9 miles to the southwest of the Project site (Appendix J). The Project site is not within the Airport Land Use Compatibility Plan for the Hemet-Ryan Airport, as demonstrated in GPU EIR Figure 5.9-1, *Airport Land Use Compatibility Zones* (City of San Jacinto, 2022b). Therefore, the proposed Project would not result in an airport-related safety hazard for people residing or working in the Project area. The Project would have no impact on safety hazards related to airports.

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

Less Than Significant Impact.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of driveways and connections to existing infrastructure systems that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of W. 7th Street and S. Grand Avenue (i.e., hours or a few days). However, the construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the City's permitting process. Thus, implementation of the Project through the City's permitting process would ensure existing regulations are adhered to and would reduce potential construction related emergency access impacts to a less than significant level. Thus, impacts related to inadequate emergency access during construction activities would not occur.

Operation

Operation of the proposed Project would not result in a physical interference with an emergency response evacuation. Access to the proposed Project would be provided via three driveways. The Project would

consolidate the two existing driveways on W. 7th Street that are located along the center of the site's northern boundary into one 24-foot-wide driveway. The existing driveway on W. 7th Street in the northeastern corner of the site would be widened to a width of 24 feet. In addition, a gated 25-foot-wide driveway is proposed from S. Grand Avenue in the southwest corner of the site to provide emergency vehicle access to the site.

The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the SJMC Code and the Riverside County Fire Department (RCFD) prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9) and the Fire Code included per SJMC Chapter 8.16. As a result, the proposed Project, including the driveway improvements, would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

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

No Impact.

According to the California Department of Forestry and Fire Protection (CAL FIRE) Hazard Severity Zone map and GPU EIR Figure 5.20-1, *Fire Hazard Severity Zones,* the Project site not located within a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE, 2025; City of San Jacinto, 2022b). Additionally, the Project site is located in an urban area and is not adjacent to wildlands. Implementation of the proposed Project would be required to adhere to the California Fire Code and would be reviewed by the City's Building and Safety Division during the permitting process to ensure that the Project plans meet the general applicable adopted fire protection requirements. The proposed Project would result in no impact to the exposer of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Existing Plans, Programs, or Policies

PPP HAZ-1: SCAQMD Rule 1403. Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City Building and Safety Division that an asbestos survey has been conducted at all existing buildings located on the Project site. If asbestos or asbestos containing material is found, the Project Applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.

PPP HAZ-2: Lead. Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City Building and Safety Division that a lead-based paint survey has been conducted at all existing buildings located on the Project site. If lead-based paint is found, the Project Applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. CalOSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.

PPP HYD-1: SWPPP. As discussed below in Section 5.10, *Hydrology and Water Quality*.

Mitigation Measures

None.

5.10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant 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 result in a substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
e) 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 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?	☐	☐	☒	☐
f) 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 impede or redirect flood flows?	☐	☐	☒	☐
g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

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

Less than Significant Impact.

Construction

Construction of the Project would require demolition of an existing building and grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents, and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2022-0057-DW, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer (included as PPP HYD-1). The SWPPP is required for plan check and approval by the City's Building and Safety Division, prior to provision of permits for the Project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags;
- Street sweeping and vacuuming;
- Storm drain inlet protection;
- Stabilized construction entrance/exit;
- Vehicle and equipment maintenance, cleaning, and fueling;
- Hydroseeding;
- Material delivery and storage;
- Stockpile management;
- Spill prevention and control;
- Solid waste management; and/or
- Concrete waste management.

Adherence to the existing requirements and implementation of the appropriate BMPs as ensured through the City's construction permitting process, which would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The proposed Project would operate as a 103-bed SNF, which would introduce potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, the proposed Project would be required to incorporate a WQMP which would incorporate source control and treatment control Best Management Practices (BMPs) to prevent pollutants from entering the storm drain system (PPP HYD-2). The Low Impact Development (LID)

site design would minimize impervious surfaces and provide infiltration of runoff into landscaped/pervious pavement areas.

Operation of the proposed facility would generate typical urban runoff from rooftop surfaces, landscaped areas, drive aisles, and pedestrian walkways. Stormwater would be collected through an on-site catch basin system and conveyed to two LID infiltration BMPs: approximately 1,093 square feet of pervious concrete along the north side of the parking lot (DMA 1) and approximately 3,000 square feet of pervious concrete within the fire access road along the south and east sides of the Project (DMA 2). The proposed Project would also incorporate disconnected roof downspouts that would discharge roof runoff to adjacent landscaped areas for infiltration. These BMPs are designed to satisfy the applicable LID Design Capture Volume (DCV) requirements and to treat runoff through infiltration prior to discharge. The site soils consist of Grangeville sandy loam and Grangeville fine sandy loam with in-situ saturated hydraulic conductivity (Ksat) rates of 1.98 to 5.95 inches per hour (Hydrologic Soil Groups A/B) Site-specific infiltration testing completed for the proposed Project establishes a design infiltration rate of 1.97 inches per hour, inclusive of a factor of safety of 3.0, which confirms that infiltration rates are sufficient to support infiltration-based BMPs (Appendix H).

The Project would implement source control BMPs to minimize the introduction of pollutants that could result in water quality impacts, as well as treatment control BMPs to treat stormwater runoff. Source control measures applicable to the proposed Project are identified in the Pollutant Sources/ Source Control Checklist included in the WQMP and include covered trash and refuse enclosures, storm drain inlet stenciling, and landscape and pest management controls (Appendix H). A series of on-site storm drain facilities incorporating LID features and peak storm flow elements are proposed. Runoff from the proposed building addition and parking areas would be collected through a catch basin system routed to pervious concrete infiltration areas on the Project site. The storm drain system and associated inlets would be sized to accommodate both water quality treatment flow rates and larger storm events. In addition, The proposed Project would introduce approximately 4,093 SF of new pervious pavement to the Project site (Appendix H).

With implementation of the operational source and treatment control BMPs that are outlined in the preliminary WQMP (Appendix H) that would be reviewed and approved by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.

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

Less than Significant Impact.

As discussed above and within Appendix H, development of the proposed Project would retain and infiltrate stormwater runoff on-site rather directing it off-site, thereby maintaining the site's existing contribution to groundwater recharge.. In addition, the proposed Project would install an on-site storm drain system that would convey runoff to pervious concrete infiltration systems and would discharge roof runoff to adjacent landscaped areas through disconnected downspouts that would capture, filter, and infiltrate runoff on-site. The on-site infiltration BMPs provide a combined capacity of approximately 5,376 cubic feet, exceeding the combined Design Capture Volume (DCV) of approximately 2,150 cubic feet

(Appendix H). Site-specific testing established a design infiltration rate of 1.97 inches per hour, inclusive of a factor of safety of 3.0, confirming that the proposed BMPs would drain within the required drawdown period (Appendix H). As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge; and the Project would not impede sustainable groundwater management of the basin. Thus, the proposed Project would have a less than significant impact.

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 result in a substantial erosion or siltation on- or off-site?

Less than Significant Impact.

Construction

Construction and demolition activities associated with the Project would expose soil and loosen sediment, which could result in erosion or siltation. However, the Project site does not include any slopes, which reduces the construction erosion potential. As described previously, construction of the proposed Project requires City approval of a SWPPP prepared by a Qualified SWPPP Developer, as included in PPPHYD-1. The SWPPP is required during the City's plan check and permitting process and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the previous response above). Adherence to the existing requirements and implementation of the required BMPs per the plan check and permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The Project site consists of an existing skilled nursing facility, associated surface parking, and landscaped areas. Existing site improvements include several single-story buildings, an asphaltic concrete parking lot, drive aisles, sidewalks, and a basketball court, with the remainder of the site consisting of landscaped areas, an exercise yard, and earthen or gravel-covered areas (Appendix H). Development of the proposed Project would result in a total of approximately 91,824 SF of impervious surfaces within the Project limits, or approximately 71 percent of the 2.96-acre site (Appendix H). Of this total, approximately 52,326 SF represents newly developed surface area (Appendix H). The Project would minimize impervious surfaces through the introduction of pervious concrete pavement and disconnected roof downspouts that discharge to landscaped areas, which would allow for infiltration. The Project site does not contain any drainage, riparian, or riverine features. The pervious surfaces on the site would be improved with infiltration pavement and landscaping, and there would be no substantial areas of bare or disturbed soil on-site subject to erosion. In addition, the Project is required to implement LID BMPs, as included in PPP HYD-2, which would provide operational BMPs to ensure that operation of the proposed Project would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation on-site or off-site would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which

would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less than Significant Impact.

As discussed previously, during construction, a SWPPP would be implemented to control drainage and maintain drainage patterns across the proposed Project. As discussed in the Hydrology Report (Appendix I), under existing conditions, stormwater surface flows drain northward and eastward through the Project frontage toward the Main Street Storm Sewer system. Under the proposed Project, flows would be directed toward catch basins and routed through an upgraded on-site storm drain system discharging to the Main Street Storm Sewer. Pre-development peak flows at the downstream outfall were 4.77 cubic feet per second (cfs) for the 10-year storm and 7.67 cfs for the 100-year storm. Post-development flows are 5.42 cfs for the 10-year storm (an increase of 0.65 cfs, within modeling tolerance) and 6.83 cfs for the 100-year storm (a decrease of 0.84 cfs). The proposed condition would result in a small increase in runoff rate for the 10-year storm event and a decrease in the 100-year storm event (Appendix I). Therefore, the Project would not result in a substantial increase in the amount of surface runoff, and impacts would be less than significant.

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

Less than Significant Impact.

As described in the previous responses, the proposed Project would be required to implement a SWPPP (PPP HYD-1) during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and that pollutants would not discharge from the Project site, which would reduce potential impacts to drainage systems and water quality to a less than significant level.

The proposed Project would introduce approximately 4,093 SF of new pervious pavement to the Project site (Appendix H). Pre-development peak flows at the downstream outfall were 4.77 cubic feet per second (cfs) for the 10-year storm and 7.67 cfs for the 100-year storm. Post-development flows are 5.42 cfs for the 10-year storm (an increase of 0.65 cfs, within modeling tolerance) and 6.83 cfs for the 100-year storm (a decrease of 0.84 cfs). The proposed condition would result in a small increase in runoff rate for the 10-year storm event and a decrease in the 100-year storm event (Appendix I). The proposed stormwater system would remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides) through infiltration via on-site pervious concrete BMPs and disconnected roof downspouts, which would provide sufficient Design Capture Volume (DCV). Development of the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.

f) 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 impede or redirect flood flows?

Less than Significant Impact.

According to the Federal Emergency Management Agency (FEMA) Map No. 06065C1490H, the Project site is classified as Flood Zone X, outside the 0.2 percent annual chance floodplain (FEMA, 2024). Additionally, a SWPPP and WQMP would be prepared and implemented as part of the Project to ensure pollutants are contained and would not be released from the Project site during construction and operation. Pre-development peak flows at the downstream outfall were 4.77 cubic feet per second (cfs) for the 10-year storm and 7.67 cfs for the 100-year storm. Post-development flows are 5.42 cfs for the 10-year storm (an increase of 0.65 cfs, within modeling tolerance) and 6.83 cfs for the 100-year storm (a decrease of 0.84 cfs). The proposed condition would result in a small increase in runoff rate for the 10-year storm event and a decrease in the 100-year storm event (Appendix I). Post-construction stormwater infrastructure would ensure capture and treatment of storm flows exceeding the DCV based on the water quality design storm. Therefore, implementation of the Project would not impede or redirect flood flows.

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

No Impact.

According to FEMA Map No. 06065C1490H the Project site is classified as Flood Zone X, outside the 0.2 percent annual chance floodplain (FEMA, 2024). The site is not within a special flood hazard area.

Tsunamis are ocean wave trains generally caused by tectonic displacement of the sea floor associated with shallow earthquakes, sea floor landslides, rock falls, and exploding volcanic islands. The Project site is located approximately 47 miles east of the Pacific Ocean; consequently, there is no potential for the Project site to be inundated by a tsunami that could release pollutants. In addition, the Project site is flat and not located near any steep hillsides; therefore, there is no potential for the site to be adversely affected by mudflow.

Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The Project site is not within the vicinity of any impounded bodies of water; therefore, the Project is not at risk of a seiche.

Thus, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow that could release pollutants due to inundation of the Project site. No impact would occur.

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

Less than Significant Impact.

As described previously, the Project would be required to have an approved SWPPP (PPP HYD-1), which would include construction BMPs to minimize the potential for construction related sources of pollution.

For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. Applicable source control measures are documented in the Pollutant Sources/ Source Control Checklist included in the WQMP (Appendix H). With implementation of the operational source and treatment control BMPs that would be required by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

As described previously, the Project would be required to implement a WQMP (PPP HYD-2), which would be verified as part of the City's permitting process. The proposed Project would introduce approximately 4,093 SF of new pervious pavement to the Project site through the installation of pervious concrete infiltration BMPs, and would discharge roof runoff to landscaped areas through disconnected downspouts (Appendix H). These BMPs would capture, filter, and infiltrate runoff on-site. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge; and the Project would not impede implementation of a sustainable groundwater management plan or water quality control plan. Thus, the proposed Project would have a less than significant impact.

Existing Plans, Programs, or Policies

PPP HYD-1: SWPPP. Prior to grading permit issuance, the Project developer shall have a SWPPP prepared by a Qualified SWPPP Developer (QSD) pursuant to the San Jacinto Municipal Code Chapter 17.600. The SWPPP shall incorporate all necessary BMPs and other City requirements to comply with the NPDES requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by San Jacinto City staff or its designee to confirm compliance.

PPP HYD-2: WQMP. Prior to grading permit issuance, the Project developer shall have a WQMP approved by the City for implementation. The project shall comply with the San Jacinto Municipal Code Chapter 19.600 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the Project.

Mitigation Measures

None.

5.11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☒	☐

a) Physically divide an established community?

No Impact.

The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed Project site is surrounded by industrial uses, residential uses, parcels of undeveloped land, and existing roadways. The proposed Project would expand the existing use on the Project site; as such, the proposed Project would connect to and integrate with the existing neighborhood and would not change roadways or install any infrastructure that would result in a physical barrier. Therefore, implementation of the proposed Project would not physically divide an established community, and impacts would not occur.

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?

Less Than Significant Impact.

The Project site has a General Plan land use designation of Industrial (I) and a zoning designation of Industrial Light (IL). The proposed Project would expand the existing Bradley Gardens facility, which currently operates as a legal nonconforming use on the Project site. The City is processing the proposed Project under the legal nonconforming provisions of SJMC Section 17.705.120 (Nonconforming Adjustment), and the following discretionary approvals are required: a Conditional Use Permit, , and Site Plan and Design Review.

The proposed Project has been evaluated for consistency with all applicable plans, policies, and regulations adopted for the purpose of avoiding or mitigating environmental effects, including the City of San Jacinto General Plan and SJDC development standards. As demonstrated in Table LU-1 below, the

proposed Project is consistent with all applicable City of San Jacinto General Plan policies. The proposed Project would be developed in conformance with the SJDC development standards for the IL zone, including applicable standards for setbacks, building height, floor area ratio, landscaping, and parking, as confirmed in Table AES-1 of this IS/MND.

The proposed Project would not conflict with the City's adopted MSHCP requirements, as the Project site is not located within a Criteria Cell or designated conservation area and MSHCP development impact fees would be paid prior to permit issuance (PPP BIO-1). The proposed Project would comply with all applicable stormwater management requirements under SJMC Chapter 13.44 and the Santa Ana RWQCB NPDES permit, and would implement a SWPPP (PPP HYD-1) and WQMP (PPP HYD-2). The proposed Project would also be designed in conformance with CBC seismic safety requirements (PPP GEO-1) and all applicable California Fire Code and building code standards.

Therefore, the proposed Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

Table LU-1: City of San Jacinto General Plan Consistency Analysis

General Plan Goal	Consistency Analysis
Policy LU 2.1: Plan for New Development. Ensure that new development corresponds to the provision of infrastructure, public services and community facilities, and that new development funds and constructs its fair share of improvement in accordance with City requirements.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would install new on-site connections to the existing 12-inch diameter water line and the existing 8-inch diameter sewer line in W. 7th Street. Stormwater infrastructure, including a new series of catch basins and storm drain lines, would be constructed to manage runoff from the expanded facility. The proposed Project would be subject to applicable development impact fees for fire services and other public infrastructure, ensuring that the Project funds its fair share of service improvements in accordance with City requirements.
Policy LU 2.2: Infill Development. Encourage new development to occur in infill locations in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses and activity centers.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project represents infill development that makes productive use of existing developed land and infrastructure, and would not contribute to urban sprawl or the conversion of undeveloped land. The proposed Project would also construct new sidewalks along W. 7th Street and S. Grand Avenue to improve pedestrian connections to the surrounding area.
Policy LU 3.1: Surrounding Uses. Consider as part of the development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area.	**Consistent.** As described in Section 3, *Project Descriptio*n, the proposed Project would expand the existing Bradley Gardens facility, which has operated as a SNF on the Project site for decades. The proposed Project would not change the existing use on the site. The surrounding area is characterized by industrial, residential, and vacant land uses, and the proposed one-story building addition at a maximum height of 22

	feet would remain consistent with the existing low-rise development pattern. The proposed Project would also add landscaping, updated architectural finishes, new sidewalks, and improved site access, enhancing the character of the immediate vicinity.
Policy LU 3.4: Environmental Compatibility. Limit development in areas subject to severe natural hazards, such as landslides, ground subsidence, liquefaction, and flooding.	**Consistent.** As described in Section 5.7, *Geology and Soils*, the Project site is relatively flat, is not located within an Alquist-Priolo Earthquake Fault Zone, and is not in the path of any known or potential landslides. While the site has moderate liquefaction susceptibility, groundwater was not encountered in geotechnical borings to 60 feet below ground surface, and the Project would be designed to meet CBC requirements (PPP GEO-1), including project-specific geotechnical recommendations incorporated at permit approval. As described in Section 5.10, *Hydrology and Water Quality*, the Project site is located in FEMA Flood Zone X, outside the 0.2 percent annual chance floodplain. The proposed Project would therefore not place development in an area subject to severe natural hazards.
Policy LU 3.8: Public Utilities. Ensure land uses and development are compatible with existing and proposed utility facilities including the San Jacinto Wastewater Treatment Facility.	**Consistent.** As described in Section 5.19, *Utilities and Service Systems,* the proposed Project would install new on-site connections to the existing 12-inch diameter water line and 8-inch diameter sewer line in W. 7th Street. These on-site connections would not require expansion of off-site utility infrastructure. The existing utility systems have the capacity to accommodate the proposed expansion, and the Project would remain compatible with the existing utility facilities.
Policy LU 5.2: Standards and Guidelines. Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects.	**Consistent.** As described in Section 5.1, *Aesthetics*, the proposed Project has been evaluated for consistency with the San Jacinto Development Code (SJDC) development standards applicable to the Industrial Light (IL) zoning designation. The proposed Project's setbacks, height, floor area ratio of 0.27, landscaping coverage, and parking meet applicable SJDC standards, as confirmed in Table AES-1 of the IS/MND. The proposed Project would therefore be developed in conformance with the City's objective design guidelines.
Policy LU 5.4: Gathering Places. Encourage the provision of both formal and informal public gathering spaces through pedestrian-oriented street design; sidewalk furniture and pedestrian-oriented development; well-designed, multi-use public spaces of	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would construct new 5-foot sidewalks along the W. 7th Street and S. Grand Avenue frontages, improving pedestrian connectivity along the site perimeter. On-site, the proposed Project would create a new common open space area for

different sizes including pocket parks, plazas, monuments, and community events.	facility residents between the existing SNF building and the proposed SNF-STP addition, featuring a concrete walkway, seating areas with chairs and tables, artificial turf, and decorative plants. Recreation and open space would cover approximately 15 percent of the site upon Project completion.
Policy LU 5.5: Landscaping. Use landscaping for screening, solar control, parking lot shade, and other beautification purposes throughout the City.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would add 4,015 SF of ornamental landscaping, increasing total on-site landscaping from approximately 36,347 SF to 40,362 SF, covering approximately 31 percent of the site. Proposed landscaping includes 24-inch box trees, 1-gallon and 5-gallon trees, various shrubs, and succulents near the proposed SNF addition. The landscaping would provide screening, shade, and beautification consistent with this policy.
Policy LU 5.6: Streetscapes. Promote drought tolerant landscaping, tree planting, and tree preservation along City streets as a means of improving aesthetics, making neighborhoods more pedestrian friendly, and providing environmental and economic benefits.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project includes ornamental landscaping with succulents, which are drought-tolerant species, along the southeastern corner of the site near the proposed SNF addition. Existing landscaped areas along the W. 7th Street and S. Grand Avenue frontages would be retained. The proposed Project would also dedicate right-of-way along both street frontages and install new 5-foot sidewalks, enhancing the pedestrian environment along adjacent streets.
Policy LU-5.9: Public and Private Investment. Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.	**Consistent.** As described in Section 3, *Project Description*, he proposed Project would revitalize an existing developed site through the demolition of a deteriorated 1,074 SF maintenance and storage building and the construction of a modern 18,000 SF SNF-STP addition. The existing vacant office building would be converted into an active 16-bed PHF, eliminating a dormant structure on the site. New landscaping, updated architectural finishes, improved parking, and new site infrastructure would upgrade the appearance and function of the facility, reversing potential neighborhood deterioration.
Policy ED-2.3: Medical Facilities. Continue to promote the establishment of local and regional serving medical facilities in San Jacinto to diversify economic activity and better serve the healthcare needs of San Jacinto Valley residents and businesses.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would expand the existing Bradley Gardens facility from a 44-bed SNF to a 103-bed facility that includes SNF, Short-Term Psychiatric (STP), and Psychiatric Health Facility (PHF) beds. The expansion would increase the facility's capacity to serve community members with specialized psychiatric and rehabilitative healthcare needs, add 100 new employees, and strengthen the City's medical

	services base, directly supporting the City's goal of diversifying economic activity through local healthcare investment.
Policy M-1.1: Balanced Circulation System. Provide for a balanced circulation system that promotes the safe and efficient movement of people and goods throughout the City.	**Consistent.** As described in Section 3, *Project Description,* the proposed Project would consolidate two existing driveways on W. 7th Street into one 24-foot-wide driveway and widen the northeastern driveway to 24 feet, improving site access and reducing conflict points. A gated 25-foot-wide emergency access driveway is proposed on S. Grand Avenue. Internal circulation would be served by a 27.3-foot-wide drive aisle within the surface parking lot. The Project would also construct new 5-foot sidewalks along site frontages and provide 6 bicycle parking spaces, supporting multiple modes of travel.
Policy M-1.2: Access and Mobility. Strive to maintain sufficient access and mobility for all modes of travel and users of the roadway network.	**Consistent.** As described in Section 5.17, *Transportation*, the proposed Project would generate a net increase of 181 daily vehicle trips, which is below the 500 daily trip threshold under the City's VMT Guidelines. The Project would not result in any significant impact to the existing roadway network. Site access would be maintained via two unrestricted driveways on W. 7th Street and an emergency access driveway on S. Grand Avenue. New sidewalks, ROW dedications, and bicycle parking would improve multi-modal access to and from the site.
Policy M-1.5: Transportation Improvements for All Users. Encourage roadway, sidewalk, and median improvements that enhance the visual character of the roadway system and promote pedestrian and bicycle safety.	**Consistent.** As described in Section 3, *Project Description,* the proposed Project would install new 5-foot sidewalks along the W. 7th Street and S. Grand Avenue frontages of the Project site. The Project and would dedicate 3 feet along W. 7th Street to widen the ROW from 50 to 53 feet and 6 feet along S. Grand Avenue to widen the ROW from 33 to 39 feet. These improvements would enhance pedestrian safety, improve the visual character of adjacent streetscapes, and support the City's goals for multi-modal transportation.
Policy M-4.5: Support Facilities. Encourage new developments to provide bicycle parking, lockers, and other support facilities for bicyclists.	**Consistent.** As shown in Section 3, *Project Description*, the proposed Project would provide 3 short-term and 3 long-term bicycle parking spaces near the entrance to the existing SNF building, for a total of 6 bicycle parking spaces. The combination of short-term and long-term bicycle parking supports both visiting cyclists and employees who commute by bicycle.
Policy M-5.1: Appropriate Parking Supply. Use the development review process to plan for new	**Consistent.** As shown in Section 3, *Project Description*, the proposed Project would provide a total of 52 passenger vehicle parking spaces, including 4 ADA-

developments to provide appropriate vehicle parking supply to meet demand.	accessible spaces, in a surface lot along the northern boundary of the site. Parking would serve employees, patients, and visitors. The proposed parking supply has been reviewed as part of the City's development review process and is consistent with applicable SJDC development standards.
Policy M-6.1: Vehicle Miles Traveled. Maintain vehicle miles traveled (VMT) thresholds and Transportation Demand Management (TDM) mitigation requirements for the purpose of environmental review under the California Environmental Quality Act (CEQA).	**Consistent.** As shown in Section 5.17, *Transportation*, a VMT Screening Analysis was prepared for the proposed Project. The Project would generate a net increase of 181 daily trips, with a total of 315 daily vehicle trips, which is below the City's 500 daily trip screening threshold. Therefore, the Project qualifies for VMT screening and is presumed to have a less than significant VMT impact, consistent with the City's adopted VMT thresholds under CEQA.
Policy M-6.4: New Development. Work with developers to reduce greenhouse gas emissions and minimize congestion related to new development through improvements to the circulation system and on-site improvements that encourage non-vehicular modes of travel.	**Consistent.** As described in Section 3, *Project Description,* and Section 5.8, *Greenhouse Gas Emissions*, the proposed Project would not result in a significant increase in GHG emissions, with net new operational emissions well below the SCAQMD Tier 3 screening threshold of 3,000 $MTCO_2e$ per year. The proposed Project would construct new sidewalks along both street frontages, provide 6 bicycle parking spaces, and dedicate ROW to support future roadway improvements, all of which encourage non-vehicular modes of travel and reduce vehicle-related emissions.
Policy PS-1.2 Earthquake Protection. Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity.	**Consistent.** As described in Section 5.7, *Geology and Soils,* the Project site is not within an Alquist-Priolo Earthquake Fault Zone; however, the San Jacinto Fault is located approximately 2 miles northeast of the site. The proposed Project would be designed in accordance with the CBC (adopted in SJMC Section 15.04.020; PPP GEO-1), including mandatory seismic safety features, proper building footings and foundations, and structural design to withstand strong ground shaking. Project-specific geotechnical recommendations from the Geotechnical Investigation would be incorporated into grading plans and building design as a condition of permit approval. The City would verify CBC compliance during plan check and development review.
Policy PS-1.5 Development. Require assessment and mitigation of hazards related to liquefaction, landslides, and flooding for new development projects or City improvement projects that are identified by the City as susceptible to these hazards.	**Consistent.** As described in Section 5.7, *Geology and Soils*, the Project site is identified as having moderate liquefaction susceptibility. While the site is classified as having moderate liquefaction susceptibility, groundwater was not encountered in borings to 60 feet below ground surface, and the Project would comply with CBC requirements (PPP GEO-1) incorporating project-specific geotechnical recommendations. The

	site is relatively flat with no known landslide susceptibility per GPU EIR Figure 5.7-5. As described in Section 5.10, *Hydrology and Water Quality*, the site is located in FEMA Flood Zone X, outside the 0.2 percent annual chance floodplain. Therefore, hazards related to liquefaction, landslides, and flooding have been assessed and addressed through applicable regulatory compliance.
Policy PS-1.6 Impact Reduction. Reduce the risk of impacts from geologic and seismic hazards by applying proper and up to date land use planning, development engineering, building construction, and retrofitting requirements.	**Consistent.** As described in Section 5.7, *Geology and Soils*, the proposed Project would be designed and constructed in compliance with the CBC, as adopted in SJMC Section 15.04.020 (PPP GEO-1), which incorporates current standards for seismic safety, structural design, foundations, and retaining walls. The City has also adopted an Earthquake Hazard Reduction Code under SJMC Chapter 15.24 to reduce risk of life loss from seismic events. Project-specific geotechnical recommendations would be incorporated into grading plans and building design as a condition of permit approval, and compliance would be verified by the City during plan check. Collectively, these requirements reduce geologic and seismic hazard risks to a less than significant level.
Policy PS-2.1: Building Fire Codes. Require that all buildings and facilities within San Jacinto comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.	**Consistent.** As described in Section 5.15, *Public Services*, the proposed Project would be required to comply with the California Fire Code (Title 24, California Code of Regulations, Part 9) and the Fire Code as adopted in SJMC Chapter 8.16. The Project would be designed and constructed to provide fire suppression facilities, including hydrants and sprinklers, in conformance with SJMC standards and Riverside County Fire Department (RCFD) requirements. The City's Building and Safety Division would review Project plans during the permitting process to ensure compliance with all applicable building and fire code requirements prior to construction approval.
Policy PS-2.2: Fire Protection Services. Reduce the risk of fire to the community by coordinating emergency preparedness with the Riverside County Fire Department (RCFD).	**Consistent.** As described in Section 5.15, *Public Services*, fire protection services for the Project site are provided by the RCFD. The nearest station, Riverside County Fire Station 25 (132 S San Jacinto Ave), is approximately 1.4 miles northeast of the Project site. The proposed Project would be required to comply with GPU Action RM-6f, contribute development impact fees to offset fire protection needs, and provide adequate emergency ingress and egress per City standards. The proposed Project's modest scale increase would not substantially increase service

	demands, and the two existing stations would continue to maintain current service levels.
Policy PS-3.1: Regulatory Compliance. Coordinate with local, state, and federal agencies to ensure that the City's regulations related to flood control are in compliance with federal, state, and local standards.	**Consistent.** As described in Section 5.10, *Hydrology and Water Quality*, the proposed Project would implement stormwater Best Management Practices (BMPs) consistent with the Santa Ana Regional Water Quality Control Board NPDES permit requirements. The Project site is classified as Flood Zone X, outside the 0.2 percent annual chance floodplain. The proposed Project would comply with all applicable local, state, and federal flood control standards.
Policy PS-3.5: Municipal Code. Implement the standards and requirements defined in the Municipal Code to reduce flood hazards and address flood-prone areas within San Jacinto.	**Consistent**. As described in Section 5.10, *Hydrology and Water Quality*, the proposed Project would comply with SJMC Chapter 13.44, Storm Water Management, which implements NPDES requirements. A Stormwater Pollution Prevention Plan (SWPPP) (PPP HYD-1) and Water Quality Management Plan (WQMP) (PPP HYD-2) would be prepared and implemented to ensure compliance with applicable stormwater management standards.
Policy PS-3.7: Stormwater Runoff. Encourage new developments that add impervious surfaces to integrate low impact development best management practices to reduce stormwater runoff.	**Consistent.** As described in Section 5.10, *Hydrology and Water Quality*, the proposed Project includes Low Impact Development (LID) features, including 1,093 square feet of pervious concrete in the parking lot and approximately 3,000 square feet of pervious concrete in the fire access lane to allow for stormwater infiltration. The Project is required to implement a WQMP (PPP HYD-2). A WQMP would incorporate source control and treatment control BMPs to prevent pollutants from entering the storm drain system, and the pervious concrete infiltration areas would capture and treat the Design Capture Volume prior to infiltration.
Policy PS-4.6: Proposed Facilities. Require appropriate environmental analysis to be conducted for any proposed hazardous waste materials treatment or transfer, in accordance with environmental review requirement.	**Consistent.** As described in Section 5.9, *Hazards and Hazardous Materials*, the proposed Project would not result in the introduction of new hazardous materials into the environment beyond those typically associated with a healthcare facility. The proposed IS/MND constitutes the required environmental analysis for the proposed Project. Prior to demolition, the Project applicant would be required to conduct asbestos and lead-based paint surveys of existing buildings (PPP HAZ-1 and PPP HAZ-2) and comply with all applicable hazardous materials regulations.

Policy PS-5.10: Crime Prevention Through Environmental Design. Ensure projects include design features that promote public safety and reduce criminal activity.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would incorporate site design features that promote public safety, including perimeter fencing, controlled access points, exterior lighting, and landscaping improvements. The facility operates with 24-hour supervised staff and controlled visitor access, which further promotes on-site safety and reduces potential criminal activity.
Policy PS-6.1: Noise Exposure. Consider the noise compatibility of existing and future development when making land use planning decisions. Require development and infrastructure projects to be consistent with the land use compatibility standards contained in Tables PS-1, PS-2, PS-3 and PS-4 to ensure acceptable noise exposure levels for existing and future development.	**Consistent.** As described in Section 5.13, *Noise*, the proposed Project would not result in a substantial increase in ambient noise levels beyond those established in the City's General Plan noise standards. The Project site's use as a SNF is consistent with the applicable noise compatibility standards.
Policy PS-6.2: Noise Mitigation. Require new development to mitigate excessive noise to the standards indicated in Tables PS-1, PS-2, PS-3 and PS-4 to the extent feasible through best practices, including building location and orientation, building design features, placement of noise generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise- tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials.	**Consistent.** As described in Section 5.13, *Noise*, construction noise would be limited to permitted hours under SJMC Section 8.40.090. Operational noise associated with the proposed Project would be consistent with the existing SNF use and would not result in a substantial increase in ambient noise levels. The proposed Project would comply with the City's applicable noise standards.
Policy PS-6.6: Commercial Noise. Require the use of noise attenuation measures, including screening and buffering techniques, for all new commercial development expected to produce excessive noise; in existing cases where the City's noise standards are exceeded, work with Code Enforcement to require compliance.	**Consistent.** As described in Section 5.13, *Noise*, the proposed Project would not produce excessive noise beyond levels associated with the existing SNF. The proposed Project would comply with applicable noise standards and would not require additional noise attenuation measures beyond those already in place.
Policy PS-6.7: Construction Noise. Require construction activities to reduce noise impacts on adjacent uses to the criteria identified in Tables PS-3 and PS-4, or, if the criteria cannot be met, to the maximum extent feasible complying with Chapter 8.40 of the San Jacinto Municipal Code (Noise Control) and use best practices. Construction activities outside of the permitted construction hours identified in the San Jacinto Municipal Code may be approved on a case-by-case basis by the Community Development Director.	**Consistent.** As described in Section 5.13, *Noise*, construction activities for the proposed Project would be limited to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and Saturdays, and 9:00 a.m. to 6:00 p.m. on Sundays and holidays, as required by SJMC Section 8.40.090. Construction activities would comply with Chapter 8.40 of the SJMC and applicable noise standards.
Policy PS-7.12: Extreme Heat Vulnerabilities. Require that new developments, major remodels, and redevelopments address urban heat island issues and reduce urban heat island effects for the proposed project site and adjacent properties.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project includes the addition of 4,015 SF of ornamental landscaping for a total of 40,362 SF of landscaping, covering approximately 31 percent of the site. Landscaping and the use of

	succulents would help reduce the urban heat island effect on and adjacent to the Project site.
Policy RM-1.1: Balanced Open Space System. Support a balanced and integrated open space system that reflects a variety of considerations, including resource conservation, recreation, aesthetics, and community identity.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would maintain recreation/open space at approximately 15 percent of the site, including a new common outdoor open space area with a concrete walkway, seating areas, artificial turf, and decorative plants for use by facility residents.
Policy RM-1.2: Scenic Resources. Encourage the preservation of San Jacinto's scenic resources, including mature trees, rock outcroppings, hillsides, ridgelines, and other prominent natural landforms, to the extent practical.	**Consistent.** As described in Section 5.1, *Aesthetics*, the proposed Project would not obstruct existing long-distance public views of the Lakeview Mountains and San Jacinto Mountains available from surrounding roadways. The one-story proposed building addition is consistent with the existing low-rise institutional development pattern on-site.
Policy RM-2.4: Natural Conditions. Encourage development that avoids impacts to watershed areas, wetlands, natural drainage channels, riparian areas, and creeks, retaining these resources in their natural condition if feasible	**Consistent.** As described in Section 5.10, *Hydrology and Water Quality*, the Project site is a developed urban site that does not contain drainage, riparian, or riverine features. The proposed Project would not impact watershed areas, wetlands, natural drainage channels, or riparian areas.
Policy RM 3.1: Preservation. Protect areas containing significant historic, archaeological, and paleontological resources, as defined by the California Public Resources Code.	**Consistent.** As described in Section 5.7, *Geology and Soils*, the Project has potential to disturb previously unknown paleontological resources. With the implementation of, MM GEO-1, which requires paleontological monitoring, impacts to paleontological resources would be less than significant. Additionally, as described in Section 5.5, *Cultural Resources*, none of the existing buildings on the Project site were determined to be of historical significance. With the implementation of MM CUL-1, which requires archaeological evaluation in the event a resource is inadvertently discovered, impacts to archaeological resources would be less than significant.
Policy RM-3.4: Tribal Consultation. Consult with Native American tribes whose tribal cultural resources may be impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements, in an effort to mitigate or avoid significant effects to resource(s).	**Consistent.** Prior to issuance of a grading permit, the Project developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians, included as PPP TCR-1, consistent with SJDC §17.300.055. Evidence of the executed TDA shall be submitted to the City Planning Division prior to permit issuance.
Policy RM-3.6: Historic Preservation. Identify, designate, and protect buildings, districts, eligible	**Consistent.** As described in Section 5.5, *Cultural Resources*, the existing structures on the Project site are not identified as historically significant resources.

properties and sites of historic importance within San Jacinto.	The proposed Project would not demolish or alter any historic structures and would not adversely affect any buildings, districts, or sites of historic importance.
Policy RM-4.5 Walkability. Encourage pedestrian-scale development and pedestrian-friendly design features to reduce vehicle emissions. (See Mobility Element).	**Consistent.** As described in Section 3, *Project Description*, the proposed Project includes the construction of new 5-foot sidewalks along the Project site frontages on W. 7th Street and S. Grand Avenue, improving pedestrian connectivity to and from the site. The Project also provides short-term and long-term bicycle parking facilities.
Policy RM 4.8: Mitigation. Require the implementation of relevant mitigation measures for all future development upon identification of potential air quality impacts.	**Consistent.** As described in Section 5.3, *Air Quality*, the proposed Project's construction and operational emissions would not exceed SCAQMD regional or localized significance thresholds, resulting in a less than significant impact. No mitigation measures related to air quality are required. Additionally, The proposed Project would comply with all applicable SCAQMD rules, including Rule 403 (PPP AQ-1),Rule 1113 (PPP AQ-2), and Rule 402 (PPP AQ-3).
Policy RM 4.9: Local Reduction Targets. The City of San Jacinto establishes the following per capita GHG reduction targets, in order to meet the requirements established by the state under AB 32 and SB 32, consistent with the CARB's 2017 Scoping Plan: 1.83 MTCO2e per service population (SP) by 2030; and 0.62 MTCO2e per service population (SP) by 2050	**Consistent.** As described in Section 5.8, *Greenhouse Gas Emissions*, the proposed Project's greenhouse gas emissions would not exceed the applicable SCAQMD thresholds. Additionally, as demonstrated under Tables GHG-3 and GHG-4, the Project would be consistent with the CARB 2022 Scoping Plan, WRCOG Subregional CAP, and would be consistent with the City's adopted GHG reduction targets and the State's climate goals under AB 32 and SB 32.
Policy RM-6.3: Site Design. Recognize the role of design features in new development to reduce potential for crime and implement best practices into existing plans and new development strategies.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project incorporates site design features to promote safety, including perimeter fencing, controlled access points, site lighting, and landscaping that supports visibility and deters criminal activity consistent with Crime Prevention Through Environmental Design (CPTED) principles.
Policy RM-7.4: Parkland Dedication. Require future private development to incorporate parkland, open space, or green space to expand recreational opportunities in the community in accordance with standards set by the San Jacinto Municipal Code.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would include a new common outdoor open space area covering approximately 15 percent of the site.
Policy RM-8.2: School Facilities. Work with developers and the school district to ensure the payment of fees, construction, and expansion of school facilities to address expected increases in school-age population.	**Consistent.** As described in Section 5.15, *Public Services*, the proposed Project is an expansion of an existing SNF that would not generate new residential uses or school-aged children. The proposed Project would not require the construction or expansion of

	school facilities and would have no impact on school enrollment.
Policy RM 9.3: Fair Share. Ensure that all new development provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.	**Consistent.** As described in Section 5.15, *Public Services*, the proposed Project would be responsible for the payment of applicable development impact fees, including fees for fire services, police services, parks and other services, which would offset future public infrastructure and service needs associated with the proposed expansion.
Policy RM-10.2: Solid Waste Collection. Provide adequate waste disposal, recycling, and refuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.	**Consistent.** As described in Section 5.19, *Utilities and Service Systems*, the proposed Project would comply with all applicable solid waste disposal and recycling requirements. The expansion of the facility would generate additional solid waste consistent with a SNF use, which would be accommodated by existing waste disposal services.
Policy RM-10.3: Hazardous Waste. Promote the proper disposal of hazardous waste, including paint, tires, medications, medical sharps, infectious waste, asbestos waste, construction waste, and electronic waste, through education, monitoring, and enforcement of proper use, storage, handling, and disposal.	**Consistent.** As described in Section 5.9, *Hazards and Hazardous Materials*, the proposed Project would comply with all applicable regulations governing the handling, storage, and disposal of hazardous waste associated with SNF operations. Compliance with PPP HAZ-1 and PPP HAZ-2 would ensure proper handling of any hazardous materials encountered during demolition.
Policy EJ-1.1: Emission Sources. Encourage existing sources of emissions to use feasible measures to minimize air quality impacts in Environmental Justice Communities and avoid new sources of significant emissions in these communities as feasible.	**Consistent.** As described in Section 5.3, *Air Quality*, the proposed Project's construction and operational emissions would not exceed SCAQMD regional or localized significance thresholds, resulting in a less than significant impact. Additionally, the proposed Project would comply with applicable SCAQMD rules (PPP AQ-1 through PPP AQ-3).
Policy EJ-4.3: Indoor Air Quality. Encourage measures to reduce indoor air quality impacts (e.g., air filtration systems, kitchen range hood exhaust fans, low-VOC paint and carpet) for new developments.	**Consistent.** As described in Section 5.3, *Air Quality*, the proposed Project would comply with SCAQMD Rule 1113 governing VOC content in architectural coatings, paints, and solvents (PPP AQ-2). As a SNF, the Bradley Gardens facility would be required to maintain indoor air quality standards consistent with applicable State health facility regulations.
Policy EJ-5.2: Accessibility. Endeavour to provide parks that are easily accessible to the surrounding neighborhood and beyond, and are as barrier-free as possible, particularly for those with limited mobility.	**Consistent.** As described in Section 3, *Project Description*, the proposed Project would provide on-site open space and recreational amenities accessible to facility residents, including a concrete walkway, seating areas, and artificial turf. The proposed Project would also include 4 ADA-accessible parking spaces, and the new 5-foot sidewalks along site frontages

	would improve accessibility for pedestrians with limited mobility.

Existing Plans, Programs, or Policies

PPP AQ-1: SCAQMD Rule 403. As listed in Section 5.3, *Air Quality.*

PPP AQ-2: SCAQMD Rule 1113. As listed in Section 5.3, *Air Quality.*

PPP AQ-3: SCAQMD Rule 402. As listed in Section 5.3, *Air Quality.*

PPP BIO-1: MSHCP Fees. As listed in Section 5.4, *Biological Resources.*

PPP GEO-1: CBC Compliance. As listed in Section 5.7, *Geology and Soils.*

PPP HAZ-1: SCAQMD Rule 1403. As listed in Section 5.9, *Hazards and Hazardous Materials***.**

PPP HAZ-2: Lead. As listed in Section 5.9, *Hazards and Hazardous Materials***.**

PPP HYD-1: SWPPP. As listed in Section 5.10, *Hydrology and Water Quality.*

PPP HYD-2: WQMP. As listed in Section 5.10, *Hydrology and Water Quality*.

Mitigation Measures

None.

5.12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☐	☒

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?

No Impact.

The City of San Jacinto GPU Draft EIR Figure 5.12-1 *Mineral Resource Zones* designates the Project site as being located in MRZ-3, which is an area containing mineral deposits, the significance of which cannot be evaluated (City of San Jacinto, 2022b). The Project site was previously used for agricultural uses and is currently developed with a SNF; the Project site was never used for mineral extraction. Additionally, the site is designated Industrial (I) by the City's General Plan and is zoned Industrial Light (IL). Extraction of mineral resources is not permitted under the Project site's land use or zoning designation. As such, the proposed Project would not result in the loss of availability of a known mineral resource and there would be no impact.

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

No Impact.

As discussed previously, the Project site is within an MRZ zone-3. However, no mineral extraction activities occur on the Project site currently, or historically. Additionally, no mineral extraction is planned as part of the Project or permitted under the site's land use and zoning designations. As such, the proposed Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan. Therefore, there would be no impact to the loss of available, locally important, mineral resource recovery sites.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.13. NOISE

Would the project:	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☒	☐

c) 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?

Less Than Significant Impact.

Construction

Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Construction is expected to occur in the following stages: demolition, site preparation, grading, building construction, architectural coating, and paving. The Project would not include pile driving, which typically results in the highest construction noise volumes.

Construction noise would be temporary in nature and would be limited to permitted hours under the SJMC Section 8.40.090, which allows construction activity between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays and holidays.

A Noise and Vibration Impact Analysis prepared for the Project and is included as Appendix J. Table N-1 lists typical construction equipment noise levels by phase. As shown, construction noise levels for the loudest equipment range from approximately 72.8 to 89.6 dBA Lmax at 50 feet.

Table N-1: Typical Construction Equipment Noise Levels

Activity	Equipment[1]	Quantities[1]	Maximum Noise Level @ 50 Feet[2,3]	Two Loudest Noise Levels @ 50 Feet[2,3]	Sound Power Level at Source
			dBA L_{max}	dBA L_{eq}	dB (PWL)
Demolition	Concrete/Industrial Saws	1	**89.6**	84.5	**114.7**
	Rubber Tired Dozers	1	81.7		
	Tractors/Loaders/Backhoes	1	**84.0**		
Site Preparation	Graders	1	**85.0**	82.7	112.8
	Rubber Tired Dozers	1	**84.0**		
	Crawler Tractors	1	81.7		
Grading	Graders	1	**85.0**	82.7	112.8
	Rubber Tired Dozers	1	**84.0**		
	Crawler Tractors	1	81.7		
Paving	Pavers	1	77.2	84.5	**114.7**
	Roller	1	80.0		
	Cement and Mortar Mixer	1	80.0		
	Tractors/Loaders/Backhoes	1	**84.0**		
	Paving Equipment	1	**89.5**		
Building Construction	Cranes	1	**80.6**	80.7	110.9
	Forklift	1	74.7		
	Generator Sets	1	72.8		
	Tractors/Loaders/Backhoes	1	**84.0**		
	Welders	3	74.0		
Architectural Coating	Air Compressors	1	77.7	77.7	107.8

Notes: **bold** = Selected equipment with the two highest noise levels. PWL = Sound Power Level.
Footnotes:
1. The equipment list at each construction phase is based on the California Emissions Estimator Model and questionnaire filled by the applicant.
2. Federal Highway Administration. (2006). *Construction Noise Handbook*.
3. The noise levels are based on Table 9.1 of the Construction Noise Handbook. If the exact equipment listed is not available, a default noise level of 85 dBA, representative of typical construction equipment, is used. Specifically, the Forklift is modeled using this default value. Additionally, for the category of Tractors/Loaders/Backhoes, the noise level of a Tractor (84 dBA) is used, as it represents the loudest among the three.
Source: Noise and Vibration Impact Analysis (Appendix J)

The nearest off-site noise-sensitive receptors are single-family residences located approximately 70 feet to the north and 90 feet to the west of the Project site boundary. As a conservative analysis, the Noise and Vibration Impact Analysis assumed the two loudest pieces of equipment operating simultaneously during each construction phase. As documented in the Noise and Vibration Impact Analysis (Appendix J), the estimated temporary noise levels from Project construction activities at the nearest sensitive receptors would be 71.9 dBA on-site and 62.8 dBA off-site, which would not exceed the Federal Transit Administration (FTA) daytime threshold of 80 dBA Leq for residential land uses. Project construction would

therefore result in a less-than-significant impact with respect to temporary increases in ambient noise levels.

Regarding off-site construction traffic, the Project would generate a maximum of approximately 8 worker trips and 25 hauling trips per day during the most intensive construction phase. The Project site is accessible via W. 7th Street, which carries approximately 8,686 existing daily vehicle trips. The Project's construction trips would not result in a doubling of traffic volumes on W. 7th Street, and therefore, construction-related traffic noise would not increase by a perceptible 3 dBA (Appendix J). Construction is temporary and trips would cease upon Project completion. As such, impacts related to off-site construction noise would be less than significant.

Operation

Stationary Noise Impacts. Long-term operational noise would be generated from on-site stationary sources including heating, ventilation, and air conditioning (HVAC) equipment, and from on-site mobile sources including passenger vehicles, delivery trucks, and garbage trucks. Table N-2, *Operational Noise Level Increase of the Nearest Receptor*, summarizes the Project's operational noise levels and the resulting increase over existing ambient conditions at the nearest sensitive receptors.

Table N-2: Project Operational Noise Levels

Land Use	Project Noise Level (dBA)	Ambient Noise Level (dBA)	Cumulative Noise Level (dBA)	Increase over Ambient (dBA)[1]	Incremental Increase Threshold (dBA)	Exceed Threshold?
Residential to the North	53.8	69.8	69.9	0.1	1.5	**No**
Residential to the East	41.4	58.3	58.4	0.1	3.0	**No**

Notes:
1. Difference between Cumulative Noise Level and Ambient Noise Level.
Source: Noise and Vibration Impact Analysis (Appendix J)

As documented in the Noise and Vibration Impact Analysis (Appendix J), HVAC units and on-site mobile sources would generate approximately 40.7 dBA during the daytime and 36.1 dBA during the nighttime at the nearest sensitive receptors to the north and west, respectively. These levels do not exceed the City of San Jacinto's exterior thresholds of 65 dBA (daytime) and 45 dBA (nighttime) for single-family residential properties. As shown in Table N-2, *Project Operational Noise Levels*, when combined with existing ambient noise levels (ranging from 58.3 to 69.8 dBA Leq), the Project would result in an overall noise increase of only 0.1 dBA over ambient levels, which would not exceed the applicable incremental thresholds. Therefore, operational stationary noise impacts would be less than significant.

Off-Site Traffic Noise. The Project would generate an estimated 181 net new daily trips. The existing daily trip volume on West 7th Street is approximately 8,686 trips. Based on the Caltrans Traffic Noise Analysis Protocol, the Project-related traffic increase would result in a noise level increase of approximately 0.09 dBA CNEL on W. 7th Street. Because existing ambient noise levels in the Project vicinity exceed 65 dBA CNEL, the applicable significance threshold for off-site traffic noise is 1.5 dBA CNEL. The 0.09 dBA increase

is well below this threshold (Appendix J). Therefore, off-site operational traffic noise impacts would be less than significant.

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

Less than Significant Impact.

Construction

Construction activities can generate varying degrees of ground vibration depending on the equipment used, the distance to receptors, and soil conditions. Vibration impacts were evaluated using the structure damage assessment methodology in the Caltrans Transportation and Construction Vibration Guidance Manual. The applicable damage threshold for older residential structures is 0.3 in/sec PPV.

Based on the anticipated equipment mix, Project construction would utilize small rubber-tired dozers and loaded trucks. The Project would not use any equipment over 80,000 pounds or heavy-vibration equipment. Table N-3, *Construction Equipment Vibration Levels*, presents the vibration levels for construction equipment at the nearest sensitive receptor distances.

Table N-3: Construction Equipment Vibration Levels

Equipment	Reference Vibration Level at 25 feet (PPV [inches/second])	Vibration Level at 80 feet (PPV [inches/second])	Vibration Level at 90 feet (PPV [inches/second])
Loaded Trucks	0.076	0.013	0.011
Small Bulldozer	0.003	0.001	<0.001

Source: Noise and Vibration Impact Analysis (Appendix J)

As shown in Table N-3, *Vibration Source Amplitudes for Construction Equipment*, the vibration level at the nearest off-site residential structure (located 80 feet from construction activities) from loaded trucks — the most vibration-intensive equipment anticipated — would be 0.013 PPV (in/sec), which would not exceed the 0.3 in/sec PPV threshold established by Caltrans for older residential structures. Therefore, construction vibration impacts at off-site sensitive receptors would be less than significant.

As an expansion project, construction activities would occur in proximity to the existing on-site buildings. Table N-4, *Buffer Distance for Potential Construction Equipment*, identifies recommended buffer distances for construction equipment operating near existing structures.

Table N-4: Buffer Distance for Potential Construction Equipment

Equipment	Reference Vibration Level at 25 Feet (PPV [inches/second])	Buffer Distance for 0.3 PPV [inches/second]
Loaded Trucks	0.076	10
Small Bulldozer	0.003	1

Source: Noise and Vibration Impact Analysis (Appendix J)

To minimize building damage criteria at the existing structures due to vibration from construction equipment, loaded trucks would be required to maintain a minimum buffer distance of 10 feet from the existing building and small bulldozers would be required to maintain a minimum buffer distance of 1 foot

from the existing building (included as PPP N-1). Compliance with these buffer distances during construction would ensure vibration levels at the existing on-site structures remain below the applicable damage threshold. Vibration impacts during construction would be less than significant.

Operation

The Project proposes an expansion of an existing SNF. P Operation of the Project would include passenger vehicles for commuting and garbage trucks for solid waste disposal, which would not be frequent daily activities. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. Daily garbage trucks and occasional delivery trucks, which already exist on-site, would be travelling at very low speeds, so it is expected that vibration from these trucks at nearby sensitive receptors would not be noticeable (Appendix J). Therefore, operational vibration impacts from the proposed project would be less than significant.

e) 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?

Less than Significant Impact. The nearest airport to the Project site is the Hemet Ryan Airport, located approximately 3.9 miles southeast of the Project site. The Project is not located within the Airport Influence Area of the Hemet Ryan Airport (Appendix J). The Project site is located well outside of the 65 dBA CNEL noise contours associated with the Hemet Ryan Airport. Therefore, the proposed Project would not expose people residing or working in the Project area to excessive noise levels from aircraft operations. Impacts would be less than significant.

Existing Plans, Programs, or Policies

PPP N-1: Construction Equipment Buffer Distance. To minimize the effects of vibration from construction equipment on existing structures, loaded trucks would be required to maintain a minimum buffer distance of 10 feet from the existing building and small bulldozers would be required to maintain a minimum buffer distance of 1 foot from the existing building.

Mitigation Measures

None.

5.14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Less Than Significant Impact.

The proposed Project includes demolition of an existing 1,074 SF maintenance and storage building for development of a 18,000 SF addition to an existing SNF building, resulting in an expanded facility totaling 33,917 SF. Given that the proposed Project does not propose the development of any housing, the Project is not expected to directly generate permanent residential population. The Project also does not propose any infrastructure improvements or extensions that would directly induce population growth.

Based on a FAR of 0.5, the 2.98-acre Project site can accommodate industrial development of up to 64,904 SF. According to the City of San Jacinto Development Code, the employment generation factor for industrial/manufacturing uses is 500 SF per employee (City of San Jacinto, 2024). Thus, the existing General Plan designation would allow up to 130 employees for the Project site. . While the proposed Projects total of 250 employees would exceed this planning-level estimate, employment generation factors are forecasting tools and do not constitute a cap on site employment. Moreover, the exceedance would not result in substantial unplanned population growth. The approximately 100 new positions would consist of nursing, caregiving, and facility supporting staff, which are occupations readily available within the existing local and regional labor force. According to the SCAG Connect SoCal 2024 Demographics and Growth Forecast Technical Report (SCAG, 2024), Riverside County had a resident labor force of approximately 1,135,000 workers in 2019 compared to only 847,000 jobs, or approximately 1.34 resident workers per job. Within the City of San Jacinto, SCAG estimated approximately 9,700 jobs and 14,900 households in 2019, or roughly 0.65 jobs per household, indicating a substantial surplus of resident workers relative to local employment opportunities. New employment opportunities generated by the Project would therefore be expected to be filled primarily by existing residents, improving the local jobs-housing balance rather than attracting new population to the area. Any incremental immigration associated with the Project would represent a nominal fraction of the population and employment growth anticipated in the City's General Plan and SCAG's regional growth forecasts. Accordingly, the proposed Project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less than significant. No mitigation is required.

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

No Impact. The Project site is currently developed with a SNF that provides temporary, short-term care for patients and does not contain any housing. The Project would expand the existing SNF facility to allow for additional 44 SNF-STP beds and 16 PHF beds. No people or housing would be displaced by implementation of the proposed Project. Thus, no impact would occur to the displacement of existing people or housing, necessitating the construction of replacement housing elsewhere.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.15. PUBLIC SERVICES

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

a) Result in substantial adverse physical impacts associated with the provision of 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:

v. Fire Protection and Emergency Services

Less Than Significant Impact

Fire protection and emergency services in the City of San Jacinto are provided by the Riverside County Fire Department (RCFD) and would service the Project site. There are two fire stations in the City of San Jacinto. The nearest fire station is Riverside County Fire Station 25, located at 132 S San Jacinto Ave, which is 1.4 miles northeast of the Project site. Riverside County Fire Station 78, located at 2450 Cottonwood Ave, is 2.5 roadway miles northwest of the Project site.

The proposed Project would result in an increase in total patients and staff. However, the anticipated increase in patients would be limited in scale and would not substantially increase service demands. The proposed Project would be responsible for the payment of development impact fees which would offset future fire protection needs. Additionally, the proposed Project would be required to adhere to the California Fire Code. Further, the Project would comply with GPU Action RM-6f which ensures future developers will contribute funds for fire services through the adopted developer fees.

The two existing fire stations located near the Project site would be able to accommodate the Project's needs while maintaining their current service commitments. Payment of development fees would ensure that there would be adequate fire services to serve the proposed Project. Additionally, the proposed Project would be developed to the latest City standards, which would ensure adequate

ingress and egress. Therefore, with adequate service fees and circulation for emergency personnel, there would be less than significant impacts related to fire services.

vi. Police Protection

Less Than Significant Impact.

The proposed Project would expand the existing Bradley Garden SNF. The proposed expansion would allow for an additional 59 beds. Additional improvements would include landscaping, utility connections, implementation of stormwater facilities, lighting, parking lot, and driveways to accommodate the expansion.

The Riverside County Sheriff's Department (RCSD) would provide police protection services for the Project site. The San Jacinto Station is located at 160 W. 6th Street, which is approximately 1.08 roadway miles northeast of the Project site.

SNFs typically generate limited police service demand because operations are supervised by trained staff on a 24-hour basis and visitor access is controlled and monitored. The proposed Project would introduce approximately 59 new patients and 100 additional staff, generating a corresponding increase in demand for police services. Based on the officer-to-population ratio of 1 sworn officer per 863 residents (1.16 officers per 1,000 residents) (California State Auditor, 2024), the Project would generate a service demand equivalent to approximately 0.05 additional officers (59/1,000 x 1.16 = 0.06844). This represents less than one full-time officer and is not considered a substantial increase in demand and would not require the construction or expansion of the existing policing facilities. Therefore, substantial adverse physical impacts associated with the provision of new or expanded police facilities would be less than significant.

vii. School Services

No Impact. The proposed Project consists of the expansion of an existing SNF. The Project does not include residential development and would not introduce housing that could generate school-aged children. The facility's patient population is expected to consist primarily of adults receiving short- or long-term care, and would not generate direct demand for local K–12 school enrollment.

The expansion may result in a modest increase in employment at the site; however, the associated indirect population growth is expected to be minimal and dispersed within the regional labor pool. As such, any potential increase in school enrollment associated with new employees would be negligible and would not require the construction of new or expanded school facilities.

Therefore, the Project would not result in a substantial increase in demand for school facilities, and impacts related to schools would be less than significant.

viii. Parks

No Impact. The proposed Project consists of the expansion of an existing SNF. The proposed Project does not propose any residential uses and therefore would not increase the use of existing parks and recreational facilities. The Project will have no impact on the deterioration of these facilities. The proposed development will include the existing outdoor courtyard and a new outdoor common space for use by residents of the SNF. This open space will be within the subject site, and thus will not have

environmental impacts beyond those already analyzed for the Project in this document. Given that the Project will not increase the use of parks or recreation facilities, it will not require the construction or expansion of recreational facilities. Therefore, there would be no impact to parks associated with the proposed Project.

ix. Other Public Facilities

No Impact. As discussed above, the proposed Project is an expansion of the existing SNF. The Project does not propose residential uses and thus would not directly generate growth in the permanent population. Therefore, it is not expected to impact the use or provisions of public facilities. There would be no increase in demand for existing facilities, and no resulting impacts.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.16. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☐	☒

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

No Impact. The proposed Project consists of the expansion of an existing SNF. The proposed Project does not propose any residential uses, and therefore, would not increase the use of existing public parks and recreational facilities in the City. Residents/patients associated with the proposed Project would primarily utilize the indoor and outdoor recreational amenities provided on-site. The proposed SNF building addition and proposed PHF would include recreation/activity rooms. In addition, the proposed Project would provide outdoor recreational amenities, including a concrete walkway, seating areas with chairs and tables, artificial turf, and decorative plants, as shown in Figure 3-4. The recreational amenities will be within the Project site, and thus would not have environmental impacts beyond those already analyzed for the Project in this document. Given that the Project will not increase the use of parks or recreation facilities, it will not require the construction or expansion of recreational facilities. Therefore, there would be no impact to parks associated with the proposed Project.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. As mentioned previously, the proposed Project would include indoor and outdoor recreational amenities for use by residents/patients of the proposed Project. The potential adverse effects associated with implementation of the proposed Project have been considered throughout this analysis. Development of the onsite open space would not have any potentially significant impacts outside of those analyzed for the whole of the Project. In addition, operation of the proposed Project would only result in the demand for parks and recreational facilities as articulated in the previous response, which would not require the construction or expansion of recreational facilities. Therefore, the proposed Project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. There would be no impact related to recreation.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.17. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant 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) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant Impact.

Construction

Construction activities associated with the Project would generate vehicular trips from construction workers traveling to and from the Project site, delivery of construction supplies and import materials to, and export of debris from, the Project site. However, these construction activities would be temporary in nature and only occur during the anticipated 12-month construction period. The increase of trips during construction activities would be limited and is not anticipated to exceed the number of operational trips described below. The short-term vehicle trips from construction of the Project would generate less than significant traffic related impacts.

Operation

The Project proposes a building addition which would total approximately 18,000 SF and the conversion of the existing 2,596 SF vacant office building, associated parking, landscaping, and utility improvements to serve the site. Operation of the Project would introduce new vehicular traffic from workers and proposed operations. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project site.

The trip generation analysis for the Project was prepared using trip rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th Edition (2025) based on the "Nursing Home" land use. As shown on Table T-1, *Project Trip Generation*, the proposed Project would result in a net increase of 181 daily trips compared to existing conditions, with a net increase of 8 AM peak hour trips and a net increase of 13 PM peak hour trips.

Table T-1: Project Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
620 Nursing Home[1]		Beds	3.06	0.10	0.04	0.14	0.07	0.15	0.22
Existing Project Trip Generation									
Nursing Home[1]	44	Beds	135	4	2	6	3	7	10
Proposed Project Trip Generation									
Nursing Home[1]	103	Beds	315	10	4	14	7	15	23
Proposed Project Total Trip Generation			315	10	4	14	7	15	23
Net Project Trip Generation			**181**	**6**	**2**	**8**	**4**	**9**	**13**

Notes:
[1] Trip rates from the Institute of Transportation Engineers, Trip Generation, 12th Edition, 2025. Land Use Code 620 – Nursing Home (average rate).
Source: VMT Screening Analysis (Appendix K)

The Project has been designed to construct on-site roadway improvements consistent with the City guidelines. As described under Table LU-2, the Project would be consistent with applicable goals and policies from the City's General Plan Mobility Element.

The Project would be located approximately 0.28 miles from bus stop located at the corner of W 7th Street and S. State Street which is served by Riverside Transit Agency (RTA) Bus Route 44. The Project would not disrupt RTA. As discussed previously, the proposed Project would install 5-foot-wide sidewalk along the Project's frontage on W. 7th Street and S. Grand Avenue. Therefore, the Project would not conflict with alternative transportation and Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.

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

Less than Significant Impact. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the State CEQA Guidelines to provide an alternative to Level of Service (LOS) for evaluating transportation impacts. SB743 specified that the new criteria should promote the reduction of GHGs, the development of multimodal transportation networks and a diversity of land uses. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020. State CEQA Guidelines Section 15064.3, *Determining the Significance of Transportation Impacts*, states that VMT is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT.

A VMT Screening Analysis (Appendix K) was prepared according to the City of San Jacinto Traffic Impact Analysis Guidelines which identifies screening thresholds to determine if projects would require a full VMT analysis. If a project meets one of the following criteria, then the VMT impact of the project is considered less-than significant and no further analysis of VMT would be required:

4. Transit Priority Area (TPA) Screening
5. Low VMT Area Screening
6. Project Type Screening

The applicability of each criterion to the proposed Project is discussed below:

Screening Criterion 1 - Transit Priority Area (TPA) Screening: Per the City's VMT screening criteria, projects located within an existing TPA may be presumed to result in a less-than-significant VMT impact. As shown in Figure 2, *WRCOG VMT Tool Screening Results,* based on the WRCOG VMT Tool, the proposed Project is not located within an existing TPA. Therefore, the Project does not satisfy Screening Criterion 1.

Screening Criterion 2 – Low VMT Area Screening: Per the City's VMT screening criteria, projects that are consistent with the existing land use and are located within a low VMT area may be presumed to have a less-than-significant impact on VMT. The Project's proposed land use is not consistent with the General Plan; therefore, Screening Criterion 2 – Low VMT Area Screening is not applicable to the Project.

Screening Criterion 3 – Project Type Screening: According to the City's Guidelines, local serving projects and land uses may be presumed to have a less-than-significant VMT impact. Additionally, projects that are expected to generate 500 or fewer daily vehicle trips are presumed to have a less-than-significant VMT impact. The Project does not propose any local serving land uses. However, as shown in Table 1, the proposed Project is expected to generate 315 total daily vehicle trips, which is fewer than the 500 daily vehicle trip threshold provided in the City's Guidelines. Therefore, the Project satisfies Screening Criterion 3.

As the proposed Project would meet Screening Criteria 3, impacts related to VMT are presumed to be less than significant.

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

Less than Significant Impact.

Vehicular access to the Project site would be provided via two ingress and egress driveways connecting to W. 7th Street and one gated emergency access ingress and egress driveway connecting to S. Grand Avenue. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project site. The proposed Project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area. The proposed Project includes internal driveways that would provide cars access to the building and parking. Design of the proposed Project, including the internal private roadway, ingress, egress, and other streetscape changes are subject to the City's development standards. For example, the design of Project internal roadways would be reviewed to ensure fire engine accessibility and turnaround area is provided to the fire code standards. As a result, impacts related to vehicular circulation design features would be less than significant.

d) Result in inadequate emergency access?

Less than Significant Impact.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of driveways and connections to existing infrastructure systems that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of W. 7th Street and S. Grand Avenue for a short period of time (i.e., hours or a few days). However, the construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the City's permitting process. Thus, implementation of the Project through the City's permitting process would ensure existing regulations are adhered to and would reduce potential construction related emergency access impacts to a less than significant level.

Operation

As described previously, the proposed Project site would be accessed from two unrestricted ingress and egress driveways on W. 7th Street. The proposed Project would also include a gated driveway along S Grand Avenue which would provide emergency vehicle access to the site. The construction permitting process would provide adequate and safe circulation to, from, and through the Project site, and would provide routes for emergency responders to access different portions of the Project site. The Project would provide a 27.3-foot drive aisle throughout the parking area. Because the Project is required to comply with all applicable City codes, as verified by the City potential impacts related to inadequate emergency access would be less than significant.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.18. TRIBAL CULTURAL RESOURCES

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

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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)?

Less Than Significant Impact.

The Project is subject to Assembly Bill (AB) 52 regarding tribal consultation. AB 52 requires that Lead Agencies evaluate a project's potential to impact tribal cultural resources. Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register or included in a local register of historical resources (PRC Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a "tribal cultural resource."

The Project site is fully developed with four buildings associated with the existing Bradley Gardens care facility, a surface parking lot, and landscaping. As described previously in Section 5.5, *Cultural Resources*, the Cultural Resources Study did not identify any previously recorded resources within the Project site (Appendix D). None of the four existing buildings associated with the site are eligible for listing on the NRHP or the CRHR (Appendix D).

Additionally, a Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on February 3, 2026, to identify if any tribal cultural resources are potentially located

within the Project site. The NAHC responded on February 18, 2026, stating that that the SLF search yielded positive results for known tribal cultural resources or sacred lands within a 1-mile radius of the Project area. The NAHC provided the contact information for 34 Native American tribes and individuals to be contacted for further information regarding the Project area and vicinity.

AB 52 was initiated on July 9, 2026, and concluded August 10, 2026. AB 52 notices regarding this Project were emailed to all Native American tribes identified by the NAHC. Additionally, one copy was sent via mail to the Pechanga Band of Indians. One tribe responded during the AB 52 consultation period.

The Agua Caliente Band of Cahuilla Indians (Agua Caliente Band) responded by letter dated July 9, 2026, confirming the Project area lies outside the Agua Caliente Band Reservation but within the Tribe's Traditional Use Area. Agua Caliente Band noted prior surveys in the vicinity identified cultural resources, deferred further consultation to the Soboba Band of Luiseño Indians, and concluded its consultation efforts on the Project. There was no response from any other tribe on the NAHC list. The City of San Jacinto is located within the traditional territory of the Soboba Band of Luiseño Indians (City of San Jacinto, 2022b). During ground disturbing activities associated with the Project, a tribal cultural resource could be inadvertently discovered and damaged if not properly protected. Pursuant to SJDC Section 17.300.055 (included as PPP TCR-1), the proposed Project developer shall enter into Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address tribal cultural resources that may be uncovered during ground disturbing activities. Compliance with the SJDC would be implemented through the construction permitting and plan check process. With implementation of the regulatory requirements per SJDC Section 17.300.055, included as PPP TCR-1, impacts related to tribal cultural resources would be less than significant.

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

Less Than Significant Impact.

As discussed above, the Project would require ground disturbing activity in an area that is identified as the traditional territory of the Soboba Band of Luiseño Indians. During ground disturbing activities associated with the Project, a tribal cultural resource could be inadvertently discovered and damaged if not properly protected. Compliance with SJDC Section 17.300.055, included as PPP TCR-1, requires that the Project developer enter into a TDA with the Soboba Band of Luiseño Indians to address tribal cultural resources that may be uncovered during ground disturbing activities.

Additionally, as described previously, California Health and Safety Code, Section 7050.5, included as PPP CUL-1, requires that if human remains are discovered in the Project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner determines that the remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Therefore, compliance with regulatory requirements would ensure that impacts to tribal cultural resources would be less than significant.

Existing Plans, Programs, or Policies

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

PPP CUL-1: Human Remains. Listed previously in Section 5.5, *Cultural Resources*.

Mitigation Measures

None.

5.19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant 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, stormwater 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 wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

Water

The Project site is within an area that is currently served by the EMWD. The Project would install new onsite water lines which would connect to the existing 12-inch water line in W 7th Street. The new onsite water system would convey water supplies to the proposed Project and landscaping through plumbing/landscaping fixtures that are compliant with the CalGreen Plumbing Code for efficient use of water.

The proposed Project would continue to receive water supplies through the existing water lines located within W. 7th Street right-of-way which has the capacity to provide the increased water supplies needed to serve the proposed Project, and no expansions of the water pipelines that convey water to the Project site would be required. Installation of the new water distribution lines would only serve the proposed Project and would not provide new water supplies to any off-site areas.

The construction activities related to the onsite water infrastructure that would be needed to serve the proposed Project is included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this document. For example, analysis of construction emissions from excavation and installation of the water infrastructure is included in Sections 5.3, *Air Quality* and 5.8, *Greenhouse Gas Emissions*. Therefore, the proposed Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Wastewater

The Project includes installation of onsite sewer lines that would connect to the existing 8-inch sewer line within W. 7th Street. The existing sewer lines would accommodate development of the Project site and would not require expansion to serve the proposed Project. The construction activities related to installation of the onsite sewer infrastructure that would serve the proposed Project, is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified throughout this document. For example, analysis of construction emissions for excavation and installation of the sewer infrastructure is included in Section 5.3, *Air Quality* and 5.8, *Greenhouse Gas Emissions*, and noise volumes from these activities are evaluated in Section 5.13, *Noise*. As the proposed Project includes facilities to serve the proposed development, it would not result in the need for construction of other new wastewater facilities or expansions, the construction of which could cause significant environmental effects. Therefore, impacts would be less than significant.

Stormwater

Stormwater would be collected via a new series of catch basins, inlets, and storm drain lines. The Project includes a parking lot with approximately 1,093 square feet of pervious concrete and a fire access lane surfaced with approximately 3,000 square feet of pervious concrete, which would allow for stormwater infiltration. The Project would also incorporate disconnected roof downspouts that would discharge roof runoff to adjacent landscaped areas for infiltration. Stormwater would be ultimately conveyed to the existing 24-inch storm drain line in W. 7th Street. As discussed above in Section 5.10, *Hydrology and Water Quality*, due to the appropriate sizing of the onsite drainage features and infiltration BMPs, as shown in the Project's Water Quality Management Plan (Appendix H) and Hydrology Report (Appendix I), as ensured through the Project permitting process, operation of the proposed Project would not substantially increase stormwater runoff, and the Project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing off-site facilities. Thus, impacts would be less than significant.

Electric Power

The Project would continue to connect to the existing Southern California Edison electrical distribution facilities that are adjacent to the Project would not require the construction of new electrical facilities.

Natural Gas

The Project would remain connected to the existing Southern California Gas natural gas distribution facilities that are adjacent to the Project site. The Project site and would not require the construction of new natural gas facilities.

Telecommunications

The proposed Project would require a connection to telecommunication services, such as wireless internet service and phone service. This can be accomplished through connection to existing services, that already service the Project site. There are two main telecommunications providers in the area: Spectrum and Frontier, one of which would provide service to the Project.

The Project would result in no impact related to construction of new or expanded utilities that could result in 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?

Less Than Significant Impact.

The EMWD is responsible for supplying potable water to the Project site and its region. Water supplies consist of recycled water, potable groundwater, desalinated groundwater, and imported water. EMWD provides potable water, recycled water, and wastewater services to an area of approximately 682 square miles in western Riverside County and northern San Diego County, including eleven incorporated cities and unincorporated areas of Riverside County and San Diego County (EMWD, 2026).

The 2025 EMWD Urban Water Management Plan (UWMP) details that EMWD will have sufficient supplies to meet both retail and wholesale demands from 2030 to 2050 under normal year, single dry year, and multiple dry year conditions. Furthermore, EMWD forecasts for Project water demand are based on population projections of SCAG, which rely on adopted land use designations contained within the general plans that cover the geographic area. Implementation of the proposed Project would result in 59 new patients and 100 new employees. The current EMWD's adopted indoor water use efficiency standard is 47 gallons per capita per day. Thus, 59 new patients and 100 new employees would generate an additional water demand of 7,473 gallons per day or 8.37 acre-feet per year (AFY), which is within the anticipated increased demand and supply for water. The UWMP projects the population served will increase from 641,300 in 2025 to 761,100 in 2050. The UWMP also projects that total planning water demands would increase from 147,420 AFY in 2030 to 178,920 AFY in 2050, with projected supplies of 149,600 and 186,600 acre-feet per year respectively, demonstrating a positive supply margin throughout the planning period (EMWD, 2026). Development of the Project site would also be required to be compliant with CalGreen/Title 24 requirements for low flow plumbing fixtures and irrigation, which would provide for efficient water use.

Furthermore, the UWMP states that EMWD's diverse supply portfolio is expected to allow it to maintain reliable water service through 2050 under normal and dry conditions. Therefore, EMWD has sufficient water supplies available to serve the Project site during normal, dry and multiple dry years, and impacts would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact.

Wastewater generated from the Project site would also be treated by EMWD, which conveys wastewater from the Project site to the San Jacinto Valley Regional Water Reclamation Facility (RWRF) within EMWD. The San Jacinto RWRF has capacity of 15,700 AFY, with a total volume received in 2025 of 8,799 AFY (EMWD, 2026). Therefore, there is a remaining capacity of 6,901 AFY, or approximately 6.2 million gallons per day (EMWD, 2026). This remaining capacity is adequate to serve the proposed Project, and the wastewater treatment provider has adequate capacity to accommodate the Project's projected demand in addition to its existing commitments. Thus, impacts would be less than significant.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact.

The Project site would be served by the Lamb Canyon Landfill, a Class III municipal solid waste landfill operated by Riverside County with a permitted capacity of 5,000 tons per day and a closure date of April 2032. The highest recorded daily volume was 2,820.78 tons on May 28, 2026, indicating remaining permitted capacity (Cal Recycle, 2026a). The second closest landfill is Badlands Landfill, also operated by Riverside County with a permitted capacity of 5,000 tons per day and a closure date of 2059, expected to succeed the operation of the Lamb Canyon Landfill. In the month of June, the highest recorded daily volume was 3,667.04 tons on June 2, 2026, indicating remaining permitted capacity (Cal Recycle, 2026b).

The Project would generate solid waste from 59 new patients/beds and 100 new employees, as previously described. Residential waste generation is based on 3.8 pounds per person per day from the GPU EIR (City of San Jacinto, 2022b), resulting in approximately 225 pounds per day (40.92 tons per year) for patients. Employee waste generation is based on 19.5 pounds per employee per day from the GPU EIR (City of San Jacinto, 2022b), resulting in approximately 1,905 pounds per day (356.6 tons per year) for employees. Total Project solid waste generation is approximately 2,175 pounds per day (397.5 tons per year).

The proposed Project would also be subject to the Medical Waste Management Act (Health and Safety Code Section 117600 et seq.), administered statewide by the California Department of Public Health (CDPH) and enforced locally by the Riverside County Department of Environmental Health (RCDEH) as the designated local enforcement agency. The Project operator would be required to obtain a medical waste generator permit from RCDEH and to segregate, contain, label, and store medical waste in accordance with applicable requirements. Medical waste would be collected by a registered medical waste hauler and transported to a permitted medical waste treatment facility, with treated residue subsequently disposed of at a permitted landfill. Compliance with these existing regulatory requirements would ensure that medical waste generated by the Project would not result in a significant impact related to solid waste disposal capacity or hazardous materials handling.

Pursuant to AB 341's 75 percent diversion requirement, approximately 544 pounds per day (99.4 tons per year) would be disposed of at landfill facilities. Given the relatively small incremental contribution relative

to the capacity of Lamb Canyon Landfill and other regional facilities, sufficient landfill capacity is expected to be available. Therefore, solid waste impacts would be less than significant.

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

Less than Significant Impact.

The proposed Project would result in a new development that would generate an increased amount of solid waste. All solid waste-generating activities within the City are subject to the requirements set forth in Section 5.408.1 of the 2025 California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste.

The proposed Project would be required to comply with all federal, State, and local regulations related to solid waste. Furthermore, the proposed Project would comply with all standards related to solid waste diversion, reduction, and recycling during Project construction and operation. Therefore, the proposed Project is anticipated to result in less than significant impacts related to potential conflicts with federal, State, and local management and reduction statutes and regulations pertaining to solid waste.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.20. 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 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 drainage changes?	☐	☐	☐	☒

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

Less Than Significant Impact.

According to the CAL FIRE Hazard Severity Zone map, and GPU EIR Figure 5.20-1, *Fire Hazard Severity Zones,* the Project site not located within a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE, 2025; City of San Jacinto, 2022). The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. Direct access to the Project site would be provided via three driveways, two on W. 7th Street and one on S. Grand Avenue. The Project is required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the SJMC, and Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9, included in the SJMC (Chapter 8.16, Fire Code). As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan and would not result in an impact.

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?

No Impact.

As described in the previous response, the Project site is not located within a SRA or a VHFHSZ. The Project site is currently developed and relatively flat. The areas within the Project's vicinity also do not contain

hillsides or other factors that could exacerbate wildfire risks. Therefore, the Project would not result in no impacts related to exposure of people or structures to significant risk involving wildland fires.

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?

No Impact.

As described in the previous responses, the Project site is not within a SRA or a VHFHSZ. The Project site is located within an urbanized area within the City of San Jacinto. The Project does not involve any new infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risks or result in other impacts to the environment. Therefore, the Project would result in no impacts.

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

No Impact.

As described in the previous responses, the Project site is not within a SRA or VHFHSZ. As discussed in Section 5.10, *Hydrology and Water Quality*, the Project would not result in changes to drainage. Also as discussed in Section 5.7, *Geology and Soils*, the Project site is relatively flat and is not susceptible to landslides. Likewise, areas adjacent to the Project site are relatively flat urban sites that do not contain hillsides or other factors that would expose people or structures to flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. The Project would not generate slopes and would connect to existing drainage facilities. Therefore, the Project would result in no impacts related to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

5.21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant 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?	☐	☐	☒	☐

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?

Less than Significant Impact with Mitigation Incorporated.

Based on the discussion in Section 5.4, *Biological Resources*, the Project site is fully disturbed and does not support native habitat, riparian areas, wetlands, or jurisdictional waters. The Project site does not suitable habitat for any special-status plant species, wildlife species, or sensitive plant communities (Appendix C). The Project site is located within the San Jacinto Valley Area Plan of the Western Riverside County MSHCP but is not located within a Criteria Cell, conservation areas, or designated survey areas. With the payment of MSHCP fees pursuant to PPP BIO-1, the Project would not result in any conflicts with the MSHCP. However, the existing ornamental landscaping trees on the site have the potential to provide habitat for nesting migratory birds. Therefore, MM BIO-1 has been incorporated to ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting avian species and native wildlife nursery sites to a less-than-significant level.

As described in Section 5.5, *Cultural Resources,* the cultural resources study and structural evaluation determined that the four on-site buildings, while over 50 years old, do not meet the criteria for listing on the California Register of Historical Resources and are not considered historically significant (Appendix D). No prehistoric resources were identified during the field survey. However, Mitigation Measure CUL-1 has been included to require archaeological evaluation in the event a resource is inadvertently discovered. Therefore, with implementation of MM CUL-1, potential impacts related to cultural resources would be reduced to a less-than-significant level.

As described in Section 5.7, *Geology and Soils*, earthmoving activities, including grading and excavation activities, have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. Thus, MM GEO-1, which requires the preparation of a PRIMP and that ground disturbing activities be monitored to identify and recover any significant fossil remains, has been included. With the implementation of MM GEO-1 into the Project, potential impacts to paleontological resources would be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant with Mitigation Incorporated.

Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As presented in this document, potential Project-related impacts are either no impact, less than significant or would be less than significant with mitigation incorporated. Based on the analysis contained in this document, Project-related impacts would be reduced to less than significant levels with the incorporation of mitigation measures.

The cumulative effect of the proposed Project taken into consideration with other development projects in the area would be limited, because the Project would develop the site in consistency with the General Plan land use designation, zoning designation, and City code, and would not result in substantial effects to any environmental resource topic, as described though out this document.

Given that the potential Project-related impacts would all be mitigated to a less than significant level, implementation of the proposed Project would not result in impacts that are cumulatively considerable when evaluated with the impacts of other current projects, or the effects of probable future projects. Therefore, the proposed Project's contribution to any significant cumulative impacts would be less than cumulatively considerable. As discussed in Sections 5.1 through 5.20 of this document, mitigation would be required and incorporated as necessary. Therefore, impacts would be less than significant with mitigation incorporated.

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

Less than Significant with Mitigation Incorporated.

Based on the Project Description and the preceding responses in Sections 5.1 through 5.20 of this document, implementation of the proposed Project would not cause substantial adverse effects to human beings because all potentially significant impacts of the proposed Project would be mitigated to a less than significant level. Therefore, since all potentially significant impacts of the proposed Project are expected to be mitigated to a less than significant level, implementation of the proposed Project would not cause substantial adverse effects on human beings.

Existing Plans, Programs, or Policies

PPP AES-1: Glare and Outdoor Lighting Standards. As listed in Section 5.1, *Aesthetics*.

PPP AQ-1: SCAQMD Rule 403. As listed in Section 5.3, *Air Quality*.

PPP AQ-2: SCAQMD Rule 1113. As listed in Section 5.3, *Air Quality*.

PPP AQ-3: SCAQMD Rule 402. As listed in Section 5.3, *Air Quality*.

PPP BIO-1: MSHCP Fees. As listed in Section 5.4, *Biological Resources*.

PPP CUL-1: Human Remains. As listed in Section 5.5, *Cultural Resources*.

PPP GEO-1: CBC Compliance. As listed in Section 5.7, *Geology and Soils.*

PPP HAZ-1: SCAQMD Rule 1403. As listed in Section 5.9, *Hazards and Hazardous Materials***.**

PPP HAZ-2: Lead. As listed in Section 5.9, *Hazards and Hazardous Materials***.**

PPP HYD-1: SWPPP. As listed in Section 5.10, *Hydrology and Water Quality.*

PPP HYD-2: WQMP. As listed in Section 5.10, *Hydrology and Water Quality*.

PPP TCR-1: Treatment and Disposition Agreement. As listed in Section 5.18, *Tribal Cultural Resources*.

Mitigation Measures

MM BIO-1: Pre-Construction Nesting Bird Survey. As listed in Section 5.4, *Biological Resources*.

MM CUL-1: Inadvertent Discovery. As listed in Section 5.5, *Cultural Resources*.

MM GEO-1: Paleontological Monitoring. As listed in Section 5.7, *Geology and Soils*.

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