

Summary Form for Electronic Document Submittal

Form F

SCH #: 2019070974

Project Title: Harveston General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – Planning Area 12

Lead Agency: City of Temecula, Community Development Department

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Project Location: City of Temecula, Riverside County, California

Project Description (Proposed actions, location, and/or consequences).

Regionally, the Project is situated in the northern portion of the City of Temecula, which is located within the County of Riverside approximately 85 miles southeast of Los Angeles, 60 miles northeast of San Diego, and 25 miles inland from the Pacific Ocean. Locally, the Project is located east of Interstate 15 (I-15), west of Ynez Road, north of State Route 79 (SR-79), and south of Temecula Center Drive within the Harveston Specific Plan Area.

The Project would include a GPA that would change the existing General Plan land use designation from Service Commercial (SC) to Specific Plan Implementation (SPI) and a SPA that would include a residential overlay to the Specific Plan on an 87.54-acre portion of Planning Area 12. The residential overlay designation would overlay the existing Service Commercial (SC) that is designated on the Project Site within the existing Specific Plan. The residential overlay would allow the future development of a maximum of 1,000 residential units. At this time, the unit count of single-family residences and multi-family residences is unknown as there are no specific detailed project plans or proposed project designs. For the purposes of this analysis, the residential overlay assumes 1,000 small lot detached single-family homes would be developed. The Project area would not include 11.9 acres of the future French Valley/I-15 interchange.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Below is a list of issues for which potentially significant impacts were identified and mitigation measures were prescribed that would reduce or avoid the effect:

Air Quality:

Mitigation Measure AQ-1 requires during Project construction, all internal combustion engines/construction equipment (including tug boats but excluding crew and bio-survey boats) exceeding 50 horse power and operating on the Project Site shall meet Tier 4 CARB/U.S. EPA emission standards. If not already supplied with a factory equipped diesel particulate filter, all off-road diesel-powered construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emission reductions that are no less than what could be

achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. In addition, construction equipment shall incorporate, where feasible, emissions savings technology such as hybrid drives and specific fuel economy standards. In the event that all off-road diesel-powered construction equipment cannot meet the Tier 4 engine certification, each project applicant shall use alternative measures, which include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously. The effectiveness of alternative measures must be demonstrated through a future air emissions study with written findings supported by substantial evidence that is approved by the lead agency before use.

Mitigation Measure AQ-2 required the following measures will be implemented to reduce operational emissions of ROG and NOx. These measures are not all inclusive and additional measures can be substituted or added to further reduce emissions.

- No residential units shall be constructed with fireplaces/hearths. If this measure is substituted, total emissions reductions from the added mitigation shall meet or exceed the emissions reductions from the removal of fireplaces from the Project (i.e., a reduction in emissions equal to or greater than the reduction in emissions between Table 3.1-8 and 3.1-10).
- Residents of single-family units shall be provided information documenting the benefits of using low VOC paints and cleaning supplies.
- A Traffic Demand Management (TDM) program shall be developed to encourage the use of non-single occupant vehicles, including information on ride share, carpool, vanpool, bus, train and trolley opportunities within the City and the region.
- All residential parking spaces provided shall be designed to, at a minimum, achieve CALGreen Tier standards for electric vehicle supply equipment of the most current Title 24 iteration at the time of building construction. Implementing projects proposed within the SPA shall quantify NOX and ROG emissions from the implementing project operational activities and shall demonstrate achievement of the emissions performance standard of less than 55 pounds per day of ROG and less than 55 pounds per day of NOX. If the performance standard cannot be achieved, implementing projects shall incorporate all feasible project-level mitigation such that emissions of ROG and NOX are reduced to the furthest extent possible.

Mitigation Measure AQ-3 requires during construction activities; the construction supervisor will ensure that any welders used onsite will be electric.

The significant impact that cannot be mitigated to a less than significant level and, therefore, is considered a significant, unavoidable impact is related to regional construction emissions of Nitrogen Oxides (NOx) and operational emissions of NOx and reactive organic gases (ROG) (Project and Cumulative levels).

Biological Resources:

Mitigation Measure BIO-1 requires within three days of the start of any ground-disturbing activity during the nesting season (February 1 to August 31 for songbirds; January 15 to August 31 for raptors), a

qualified biologist shall conduct a survey to determine if there are active nests within the onsite trees and vegetation. If an active nest is not found, no biological monitor is required. If active nests are detected, a minimum buffer (e.g., 300 feet for songbirds or 500 feet for raptors) around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines the nesting species have fledged and is no longer active or the nest has failed. The buffer may be modified (i.e., increased or decreased) and/or other recommendations proposed (e.g., a temporary soundwall) as determined appropriate by the qualified biologist to minimize impacts. The qualified biologist shall monitor the removal of onsite trees and vegetation. Nest buffer distance will be based on species, specific location of the nest, the intensity of construction activities, existing disturbances unrelated to the project and other factors.

Mitigation Measure BIO-2 requires prior to the start of any ground-disturbing activity, each project applicant shall conduct protocol BUOW surveys in accordance with the protocols established by CDFW in the CDFW 2012 Staff Report on Burrowing Owl Mitigation to confirm the presence/absence of BUOW within the Project Site and the buffer area identified within the CDFW protocol. If the burrowing owl is present, protective measures, including active or passive relocation, shall be developed in consultation with CDFW to ensure compliance with the Migratory Bird Treaty Act and other applicable CDFW Code requirements and include, but are not limited to the following:

- Occupied BUOW shall not be disturbed during nesting season unless a qualified biologist verifies through non-invasive methods that either 1) the birds have not begun egg-laying or incubation or 2) that juveniles from the occupied burrows are foraging independently and are capable of an independent survival flight.
- A burrowing owl relocation plan shall be prepared that recommends methods needed to relocate the burrowing owls from the project site and provide measures that will be implemented for the maintenance, monitoring, and reporting of the relocated burrowing owls to increase chances of survivorship and better ensure compliance with CDFW guidelines. This plan shall be implemented during the non-breeding season, and prior to seasonal rains to promote the best outcome for conservation of the burrowing owl.

In addition to the above, each project applicant can choose to conduct additional BUOW surveys in advance of the prescribed pre-construction survey(s) protocol established by CDFW in order to assess the presence/absence of BUOW on the project site. Surveys conducted earlier than the prescribed pre-construction surveys per CDFW guidelines, would allow each project applicant to start early consultation with CDFW regarding BUOW relocation (assuming BUOW are present within the project site) well in advance of project construction activities. However, early surveys and consultation with CDFW does not eliminate the need to conduct a pre-construction clearance survey in accordance with CDFW guidelines. The pre-construction clearance survey shall be conducted within 14 days of ground disturbance to document the continued absence of burrowing owl from the project site as well as the buffer areas. If construction is delayed or suspended for more than 30 days after the clearance survey, the project site as well as the buffer areas shall be resurveyed.

All protective measures, including relocation, shall be reviewed and approved by the CDFW prior to the initiating any ground disturbing activities.

No issues were identified to have a significant and unavoidable impact.

Cultural Resources:

Mitigation Measure CUL-1 requires prior to issuance of each grading permit and prior to the start of any ground-disturbing activity, each project applicant shall retain a qualified archaeologist, defined as an archeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (U.S. Department of Interior 2012) and as approved by the City of Temecula, to provide archaeological expertise in carrying out all mitigation measures related to archeological resources (Mitigation Measures CUL-2 through CUL-7).

Mitigation Measure CUL-2 requires prior to any ground disturbing activities associated with the Project, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Each project applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.

Mitigation Measure CUL-3 requires if grading activities are proposed within intact native sediments on the Project Site which are anticipated to be 10 feet in depth or greater, the qualified archaeologist shall monitor ground disturbing activities. If cultural resources are discovered, the qualified archaeologist shall have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps in consultation with the City of Temecula and the Pechanga Tribe. During the course of monitoring, if the qualified archaeologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, increased, or discontinued, the archaeologist, in consultation with each project applicant and the City of Temecula may adjust the level of monitoring, as warranted.

Mitigation Measure CUL-4 requires if grading activities occur within previously graded sediments and inadvertent discoveries of subsurface cultural resources are discovered, each construction contractor shall suspend grading within 100 feet of the find until the qualified archaeologist evaluates the find and determines the appropriate next steps in consultation with the City of Temecula and the Pechanga Tribe.

Mitigation Measure CUL-5 requires if inadvertent discoveries of subsurface cultural resources are discovered either within the intact native sediments or previously graded sediments, grading activities shall be suspended within 100 feet of the find and each project applicant, the qualified archaeologist, and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources.

- Pursuant to PRC Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources.
- If preservation in place is not feasible, each project applicant and Pechanga Tribe shall discuss reburial of the resources on the Project property, in perpetuity. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally

appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

- If each project applicant and the Pechanga Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director will make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and will take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director will be appealable to the City Planning Commission and/or City of Temecula City Council.
- Any newly discovered cultural resources shall be subject to a cultural resources evaluation pursuant to state law prior to restarting grading within 100 feet of the discovered resources. The cultural resources evaluation of the newly discovered cultural resources shall be detailed in a Cultural Resources Treatment Plan (“Plan”). Furthermore, after ground disturbing activities are completed, the archeologist shall prepare a monitoring report (consistent with the County of Riverside Phase IV monitoring report requirements) and submit the monitoring report to the City of Temecula and the Pechanga Tribe.

Mitigation Measure CUL-6 requires the landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are recovered as a result of Project implementation to the Pechanga Tribe for proper treatment and disposition.

Mitigation Measure CUL-7 requires the Mitigation Measure CUL-1: Prior to issuance of each grading permit and prior to the start of any ground-disturbing activity, each project applicant shall retain a qualified archaeologist, defined as an archeologist meeting the Secretary of the Interior’s Professional Qualification Standards for archeology (U.S. Department of Interior 2012) and as approved by the City of Temecula, to provide archaeological expertise in carrying out all mitigation measures related to archeological resources (Mitigation Measures CUL-2 through CUL-7).

Mitigation Measure CUL-8 requires if human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to PRC Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the NAHC must be contacted within 24 hours. The NAHC must then immediately identify the MLD upon receiving notification of the discovery. The MLD shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in PRC Section 5097.98.

Mitigation Measure CUL-9 requires prior to the start of earth moving activities, each project applicant shall retain a qualified paleontologist defined as one meeting SVP standards (Society for Vertebrate Paleontology, 2010) to attend any pre-grade construction meetings to determine when and where excavations extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site Working with each project applicant and the construction crew, the qualified paleontologist shall determine a paleontological monitoring schedule.

The qualified paleontologist, or a paleontological monitor working under the direct supervision of the qualified paleontologist, shall monitor all ground-disturbing activity that are proposed to extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site. The location, duration, and timing of monitoring shall be determined by the qualified paleontologist designated for the Project in consultation with each project applicant and City and shall be based on a review of geologic maps and grading plans. During the course of monitoring, if the qualified paleontologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, increased, or discontinued, the paleontologist, in consultation with each project applicant and City of Temecula may adjust the level of monitoring, as warranted.

Monitoring activities shall be documented in a Paleontological Resources Monitoring Report to be prepared by the qualified.

Mitigation Measure CUL-10 requires prior to start of earth moving activities that are proposed to extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site, the qualified paleontologist shall conduct pre-construction worker paleontological resources sensitivity training. This training shall include information on what types of paleontological resources could be encountered during excavations, what to do in case an unanticipated discovery is made by a worker, and laws protecting paleontological resources. All construction personnel shall be informed of the possibility of encountering fossils and instructed to immediately inform the construction foreman or supervisor if any bones or other potential fossils are unexpectedly unearthed in an area where a paleontological monitor is not present.

Mitigation Measure CUL-11 requires in the event of unanticipated discovery of paleontological resources when a paleontological monitor is not present, each construction contractor shall cease ground-disturbing activities within 50 feet of the find until it can be assessed by the qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery and reporting measures, if necessary, and determine if paleontological monitoring is warranted once work resumes.

No issues were identified to have a significant and unavoidable impact.

Noise:

Mitigation Measure N-1 requires the following for Ynez Road from Date Street to County Center Drive: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 304 feet of the Ynez Road centerline. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The noise attenuation features to achieve the exterior noise standards could include sound walls, berms, or a combination of the two. For those residences proposed to be located within 304 feet of Ynez Road between Date Street and County Center Drive, each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-2 requires the following for Ynez Road from Date Street to Waverly Lane: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 271 feet of the Ynez Road centerline. The noise attenuation features shall

achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The noise attenuation features to achieve the exterior noise standards could include sound walls, berms, or a combination of the two. For those residences proposed to be located within 271 feet of Ynez Road between Date Street and Waverly Lane, each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-3 requires the following for Date Street/French Valley Parkway from Ynez Road to the I-15/French Valley Parkway Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 551 feet of the Date Street/French Valley Parkway centerline. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The noise attenuation features to achieve the exterior noise standards could include sound walls, berms, or a combination of the two. For those residences proposed to be located within 551 feet of Date Street/French Valley Parkway between Ynez Road to the I-15/French Valley Parkway Interchange, each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-4, requires the following for I-15 North of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located anywhere on the Project Site. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The features to attenuate freeway noise levels so that the exterior noise standards could be achieved include sound walls, berms, or a combination of the two. Each project applicant shall demonstrate that the City's exterior standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-5 requires the following for I-15 South of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located anywhere on the Project Site. The noise attenuation features shall achieve an exterior noise standard of 65 dBA CNEL or Ldn or lower for outdoor living areas such as backyards associated with residential uses. The features to attenuate freeway noise levels so that the exterior noise standards could be achieved include sound walls, berms, or a combination of the two. Each project applicant shall demonstrate that the City's exterior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-6 requires the following for Ynez Road from Date Street to County Center Drive: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 121 feet of the Ynez Road centerline to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within 121 feet from the Ynez Road centerline need to be upgraded with sound transmission class rating (STC) higher than standard building construction (i.e., windows ranging up to STC-28). Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-7 requires the following for Ynez Road from Date Street to Waverly Lane: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 108 feet of the Ynez Road centerline to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within 108 feet from the Ynez Road centerline need to be upgraded with sound transmission class rating (STC) higher than standard building construction (i.e., windows ranging up to STC-28). Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-8 requires the following for Date Street/French Valley Parkway from Ynez Road to the I-15/French Valley Parkway Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features to residences located within 219 feet of the Ynez Road centerline to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within 219 feet from the Ynez Road centerline need to be upgraded with sound transmission class rating (STC) higher than standard building construction (i.e., windows ranging up to STC-28). Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-9 requires the following for I-5 North of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features for all onsite residences to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within each residence need to be upgraded with sound transmission class rating (STC) higher than standard building construction would provide. Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

Mitigation Measure N-10 requires the following for I-15 South of the future I-15/French Valley Interchange: Prior to the issuance of each building permit, each project applicant shall provide noise attenuation features for all onsite residences to achieve the interior noise standard of 45 dBA CNEL or Ldn. Windows proposed within each residence need to be upgraded with sound transmission class rating (STC) higher than standard building construction would provide. Each project applicant shall demonstrate that the City's interior noise standards will be achieved through the preparation and submittal of a Noise Study to the City of Temecula Community Development Department.

No issues were identified to have a significant and unavoidable impact.

Transportation:

Mitigation Measure T-1 requires the following for the Ynez Road and Waverly Lane intersection: Prior to the first building permit, the developer shall install a traffic signal with left and right turns permitted.

No issues were identified to have a significant and unavoidable impact.

Tribal Cultural Resources:

Implementation of Mitigation Measures CUL-1 through CUL-7.

No issues were identified to have a significant and unavoidable impact.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The environmental issues listed below were those of key concern that may be controversial. Each of these issues is evaluated in the Draft Subsequent EIR.

- Impacts to air quality.
- Impacts to biological resources.
- Impacts to cultural resources.
- Impacts to energy.
- Impacts to greenhouse gas emissions and climate change.
- Impacts to land use and planning.
- Impacts to noise.
- Impacts to population and housing.
- Impacts to public services.
- Impacts to recreation.
- Impacts to transportation.
- Impacts to tribal cultural resources.
- Impacts to utilities and service systems.

Provide a list of the responsible or trustee agencies for the project.

- Regional Water Quality Control Board
- Eastern Municipal Water District
- Rancho California Water District