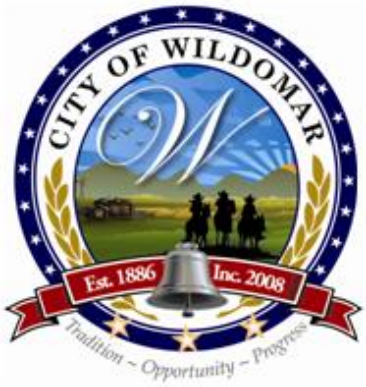

INITIAL STUDY &

MITIGATED NEGATIVE DECLARATION

Won Meditation Center Project

(Planning Application No. 19-0164)

Lead Agency:

City of Wildomar
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June 3, 2020

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Note to Reader: To save natural resources, the appendices are contained on a CD-ROM included with the printed copy of this Initial Study. The appendices are also available on the City's Environmental Documents Center webpage at the following web address: (http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316).

The documents can also be viewed here**:**

City of Wildomar, Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Hours: Monday–Thursday, 8 a.m. – 5 p.m. (closed Fridays)

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I. INTRODUCTION AND PROJECT DESCRIPTION

Project Summary

The proposed project includes the construction of three new independent structures for the Won Meditation Center. The three new structures include: Meditation Hall Building (8,738 square feet) with administration office, dining room, prayer room and seminar rooms; Guesthouse #01 (3,404 square feet); and Guesthouse #02 (2,687 square feet) with multiple sleeping units for short-term stay guests during organized retreat/meditation program.

Purpose and Project Overview

This Initial Study evaluates the following development applications:

- **Plot Plan:** The project requires approval of a plot plan.

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

II. EXISTING CONDITIONS

Project Site

Project Location

The project address is 19993 Grand Avenue, Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 382-150-001 and APN: 382-140-002. The project site is at the southwest corner of Corydon Road and Grande Avenue and is generally located southwest of Interstate 15 (I-15) and southeast of Lake Elsinore in the City of Wildomar, California. More specifically, the project is located southwest of I-15 and southwest of Grand Avenue. Regional and local vicinity maps of the project are shown in **Figure 1**, Regional Location and Local Context. An aerial photograph of the site is shown in **Figure 2**, Aerial Photograph.

Surrounding Area

The project site is surrounded by vacant lots to the west, south, and east; and single-family residences to the north (See **Figure 8,** Surrounding Properties). Surrounding roadways that provide access to the site include Corydon Road and Grand Avenue to the north and northeast (See **Figure 9**, Roadway Access - Grand Avenue and Corydon Road Intersection). The property is adjacent to the City limits of the City of Lake Elsinore (See **Figure 1***,* **Regional Location and Local Context**).

Access

Regional access is provided by I-15, approximately 3.5-miles to the northeast of the site. Site access is from Corydon Road at its junction with Grand Avenue. Corydon Road is currently unimproved west of the signalized intersection with Grand Avenue (See **Figure 7**, Unimproved Corydon Road – Facing Southwest from Grand Avenue Intersection).

The intersection of Grand Avenue and Corydon Road is signal controlled with a dedicated northbound left-turn lane and permissive operations into the site access, and shared through-right lanes in the southbound and westbound direction.

Physical Setting

The project site is approximately 21.76 acres in size and is generally rectangular in shape. Most of the project site is vacant with ruderal/weedy vegetation, non-native plants, grasses, shrubs, and sparse trees. The northern portion of the project site includes one 3,287 square foot, single-family structure (see **Figure 2**, Aerial Photograph). The topography of the site is gently to moderately sloped from the north/northeast to the south/southwest with undulating terrain; most of the parcel occurs in the hills/mountains and the existing and proposed development is situated on the flatland and lower limits of the hillslopes (**See Figure 5**, Topographic Survey). The site is comprised of terrain with slopes of 10 percent or more; the grade gradually slopes to the east and becomes flat near the existing single-family structure and driveway connecting to Corydon Road.

Conservation

The project site is within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell. The project site is located within the southeast corner of Criteria Cell 5342 of the Elsinore Plan Area, which is designated to contribute to assembly of the Proposed Extension of Existing Core E, which consists of Lake Elsinore located in the west-central region of the Plan Area. Core E provides Live-In Habitat for species such as bobcat and likely provides for movement. Additionally, conservation within Criteria Cell 5342 is designed to focus on coastal sage scrub habitat. Conservation within this Cell will range from 5%-15% of the Cell focusing in the northern central portion of the Cell. The project site is in the southern portion of the Cell and is not identified for conservation.

Natural Hazards

No active faults are known to project through the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. However, it is within a Riverside County Fault Hazard Zone. While the project site is not within a very high fire hazard severity zone (CALFIRE 2009), mitigation measures have been included to mitigate potential impacts (see Executive Summary, below).

Regulatory Setting

The City of Wildomar General Plan land use designation for the northeast portion of the project site is Estate Density Residential – Rural Community (EDR – RC) and the western and southern portion of the site are designated as Rural Mountainous (RM); the zoning of the entire site is R-R (Rural Residential). The proposed project would require the approval of a plot plan.

III. PROJECT DESCRIPTION

Construction

The proposed project will keep the existing home and construct three new independent structures for the Won Meditation Center. The three new structures include: a Meditation Hall Building (8,738 square feet) with administration office, dining room, prayer room and seminar rooms; Guesthouse #01 (3,404 square feet); and Guesthouse #02 (2,687 square feet) with multiple sleeping units for short-term stay guests during organized retreat/meditation program. Both guest houses would provide a combined 27 rooms. Surface parking will be provided for visitors and the existing driveway off Corydon Road will be improved per City of Wildomar Access Standard No. 106. Additionally, a total of 52 parking spaces will be provided. The project would include parking and access driveway to the proposed structures. As shown in **Figure 3**, Overall Property Site Plan, the proposed structures would be located in the northeastern region of the project site. **Figure 6**, Perspective View of Overall Masterplan, shows a rendering of the three new proposed structures settled along the hillside of the project site.

The duration of construction activities associated with the project is estimated to be approximately 18 months. Construction is expected to begin on March 1, 2021 and end on July 29, 2022. Construction activities would include site preparation, grading, construction of buildings, paving, and architectural coating. Construction would occur primarily on the northeastern portion of the site approximately 100 feet from the nearest sensitive receptors. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensitive receptors. Sensitive receptors identified within a one-mile radius of the project site include: single-family residential dwellings and neighborhoods, William-Collier Elementary, Elsinore First Assembly Church, Regency Heritage Park, and Serenity Park.

The proposed project does not include demolition as the existing single-family structure will remain in place. Site grading would disturb approximately 15 acres. The project would require approximately 3,593 cubic yards (cy) of cut and approximately 5,760 cy of fill. In total, this would result in approximately 2,167 cy of soil to be imported.

The proposed project would include a permeable asphalt parking lot at the northeast portion of the site. The parking lot would serve as an infiltration area to treat the required water quality volume for the project site; the parking area would be approximately 18,245 square feet. The permeable asphalt lot would be designed to manage water quality impacts of the project site via infiltration with an estimated capture volume of 3,210 cubic feet.

Off-site improvements include the extension of the undeveloped Corydon Road, from Grand Avenue, to the site entrance. The road improvements include construction of a paved, two-lane roadway, approximately 600 feet long, approximately 60 feet wide and cross APNs 3702-100-44 and 3702-100-36.

The surrounding area is already served by electricity provided by Southern California Edison (SCE) and natural gas infrastructure provided by the Southern California Gas Company. The proposed project would connect to the existing lines on Grand Avenue and extend underground along Corydon Road.

Figure 3, Overall Property Site Plan, shows a site plan of the proposed improvements with a view of the overall property. **Figure 4**, Enlarged Property Site Plan, shows a site plan of the proposed improvements with an enlarged view for the property. The proposed development plans, including architectural renderings and elevations, are provided in **Appendix 1.**

Operations

The site primarily will operate with appointed retreats and programs, where visitors are able stay a couple of days. Specifically, the Won Meditation Center is a facility that visitors can stay for extended retreats and hold gatherings that include dining and meeting facilities. The Won Meditation Center's goal is to give visitors a peaceful experience and offer the ability to escape from the business of their day to day lives and reflect on themselves rather than their surroundings. Therefore, it is not a place that will generate large crowds of people simultaneously. The main aspect of the proposed site is the approximately 7,840 square foot meditation studio. The site's ancillary spaces (i.e. guest lodging) will be used simultaneously with the meditation room by those attending the programs rather than acting as a separate amenity for outside guests.

The site would host scheduled retreats and programs that provide short-term temporary lodging for attendees. A short-term stay will be determined by the retreats and programs provided by the Won Meditation Center. Following the model currently used by the sister facility in New York, 3-day and 7-day retreats are provided as options to guests with 3-day retreats being the most popular option selected. There would be administration offices assisting the service of the main program, and those administrators would utilize the existing single-family housing provided on site. Upon completion, the

project would operate between 9 AM and 10 PM daily, seven days a week. Visitors would arrive and depart during certain times depending on appointed retreats and programs. As most retreats occur during weekends and holidays, the times would likely not overlap with peak hour commute times. Under the proposed project, 146 maximum daily two-way trips would be generated (Kimley-Horn 2019c).

IV. EXECUTIVE SUMMARY

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

Table 1 Project Impact and Mitigation Summary			
4. Biological Resources			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
BIO-1 Prior to issuance of a grading permit, the applicant shall perform a preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the Lead Agency and/or appropriate agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist. *Timing/Implementation: Prior to issuance of a grading permit* *Enforcement/Monitoring: City of Wildomar Planning Department*			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measure **BIO-1**			
5. Cultural Resources			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **TRI-1** through **TRI-6** (see Tribal Cultural Resources, below).			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
CUL-1 **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the			

Table 1
Project Impact and Mitigation Summary

treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

CUL-2 **Non-Disclosure of Reburials Location**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Timing/Implementation: *During discovery of Native American human remains*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

7. Geology and Soils

a) i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

GEO-1 The project applicant project applicant shall incorporate the recommendations of the Geotechnical Report prepared Geocon West, Inc. (2019a; **Appendix 5.0**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.

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

Enforcement/Monitoring: City of Wildomar Planning Department and Building and Safety Department

a) ii) Strong seismic ground shaking?

Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

Implement Mitigation Measure **GEO-1**

Table 1 Project Impact and Mitigation Summary			
b) Result in substantial soil erosion or the loss of topsoil?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measure **GEO-1**			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	**Less Than Significant**
Implement Mitigation Measure **GEO-1**			
8. Hazards and Hazardous Materials			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

HAZ-1 Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2019 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.

Timing/Implementation: Prior to issuance of building permits

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

HAZ-2 Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906, including California Government Code Section 51182.

Timing/Implementation: Prior to issuance of certificate of occupancy

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

Table 1 Project Impact and Mitigation Summary			
12. Noise			
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?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

NOI-1 Prior to Grading Permit issuance, the Project applicant shall demonstrate, to the satisfaction of the City of Wildomar Planning Department that the Project complies with the following:

a) Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.

b) Property owners and occupants located within 200 feet of the Project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed Project. A sign, legible at a distance of 50 feet shall also be posted at the Project construction site. All notices and signs shall be reviewed and approved by the City of Wildomar Planning Director (or designee), prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.

c) The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint, determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.), and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Planning Director (or designee). All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

d) Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the Planning Director (or designee) that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.

e) Construction haul routes shall use major roadways to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.).

f) During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

g) Construction activities shall not take place outside of the allowable hours specified by the City's Municipal Code Section 9.48.020, (6:00 a.m. and 6:00 p.m. during the months of June

Table 1
Project Impact and Mitigation Summary

through September and 7:00 a.m. to 6:00 p.m. during the months of October through July).

17. Tribal Cultural Resources

a) i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

TRI-1 **Inadvertent Archeological Find.** If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

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

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

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources,

recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council."

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

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

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

a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Wildomar Planning Department:

   i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

   ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

   iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: *During grading activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

Table 1
Project Impact and Mitigation Summary

TRI-3 **Archeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

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

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

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

a. Project grading and development scheduling;

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

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

Timing/Implementation: *Prior to issuance of grading permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

Table 1 Project Impact and Mitigation Summary	
TRI-4	**Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist. *Timing/Implementation:* *During ground-disturbing activities* *Enforcement/Monitoring:* *City of Wildomar Engineering Department and Planning Department*
TRI-5	**Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist. *Timing/Implementation:* *During ground-disturbing activities* *Enforcement/Monitoring:* *City of Wildomar Engineering Department and Planning Department*
TRI-6	**Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s). *Timing/Implementation:* *Prior to final inspection* *Enforcement/Monitoring:* *City of Wildomar Engineering Department and Planning Department*
Implement Mitigation Measures **CUL-1** and **CUL-2**	

Table 1 Project Impact and Mitigation Summary			
a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **TRI-1** through **TRI-6**, **CUL-1** and **CUL-2**			
19. Wildfire			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **HAZ-1** and **HAZ-2**			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **HAZ-1** and **HAZ-2**			

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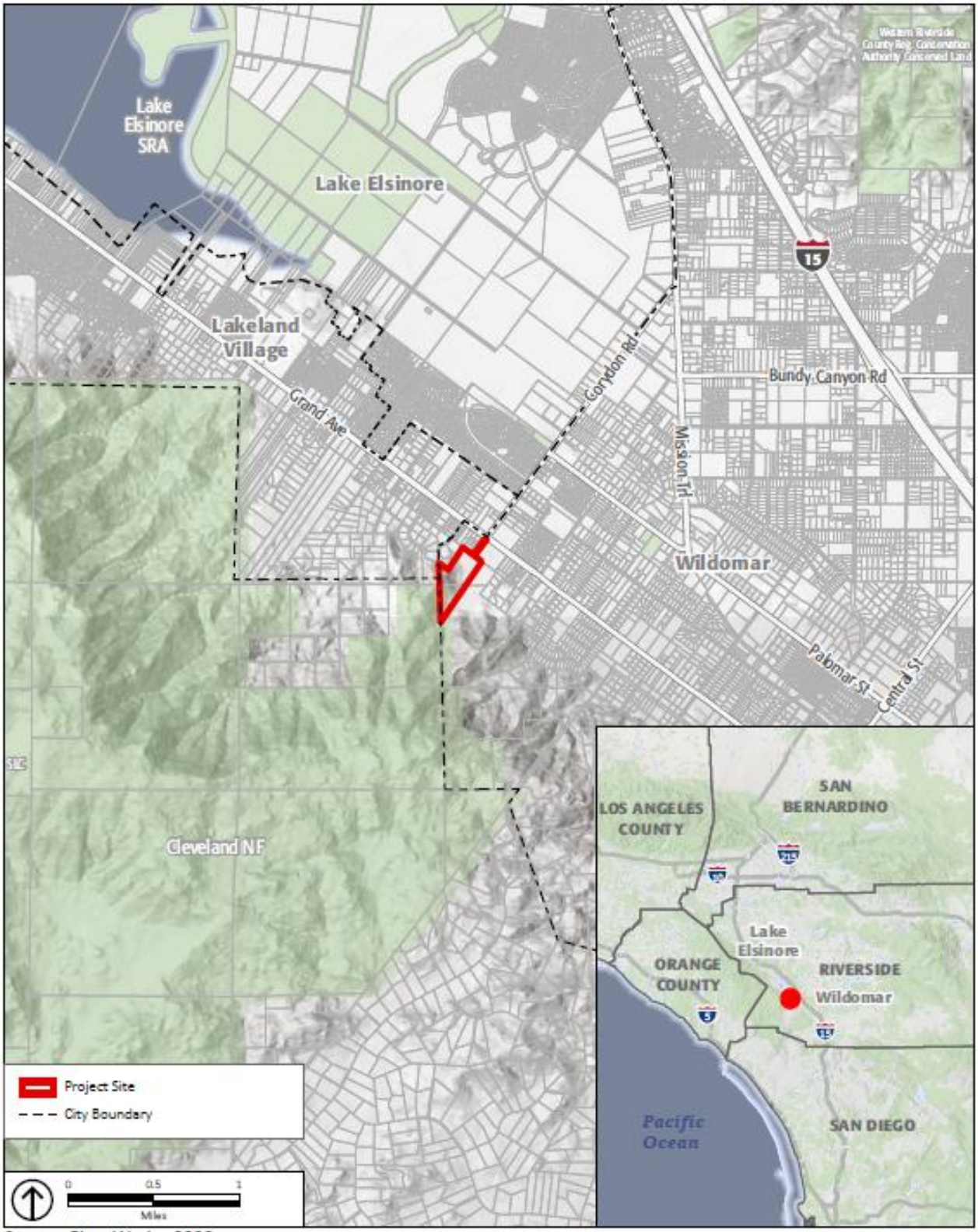
Figure 1 Regional Location and Local Context



Source: PlaceWorks, 2020.

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Figure 2 Aerial Photograph

Source: PlaceWorks, 2020.

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Figure 3 Overall Site Plan

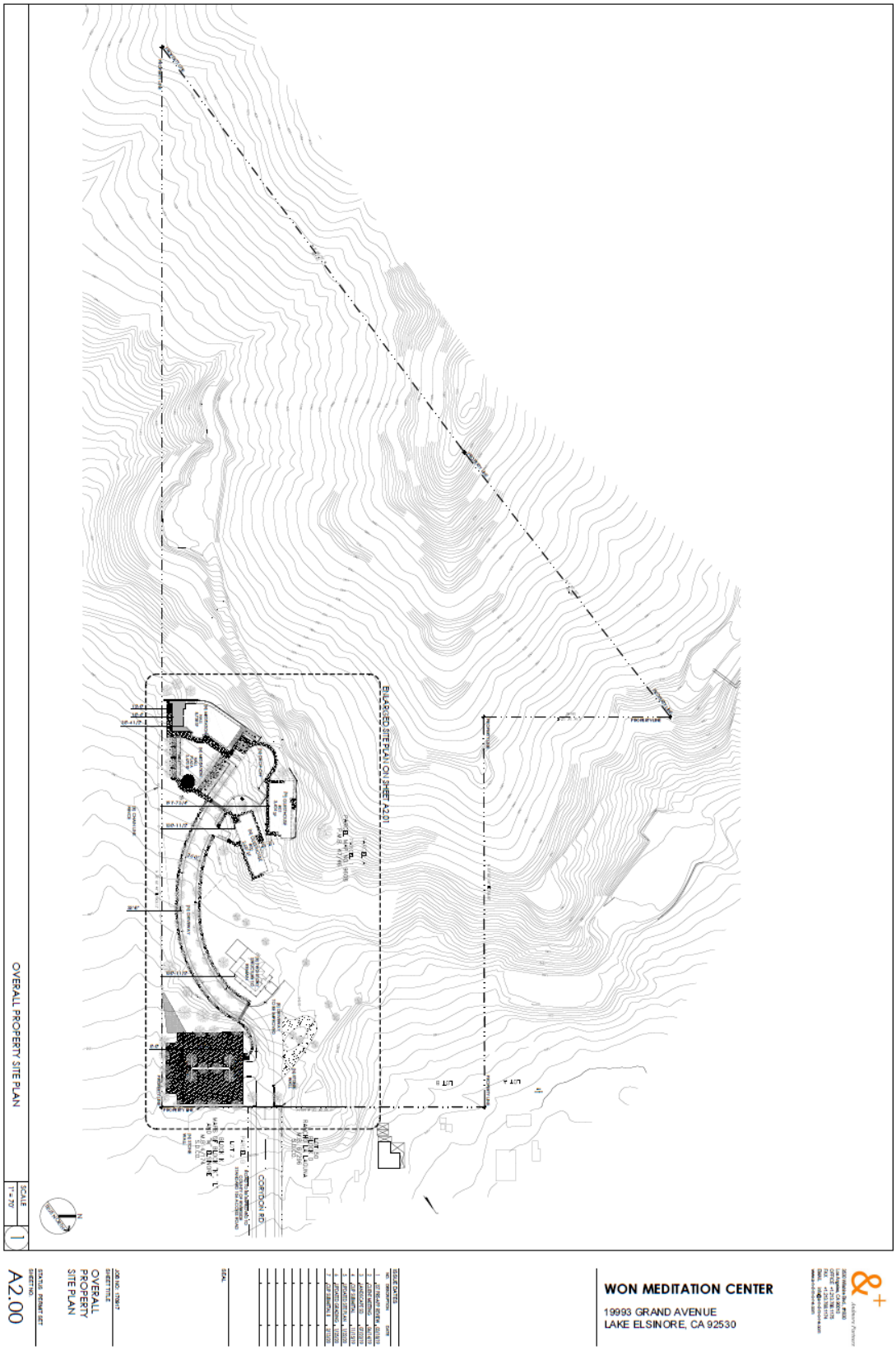

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Figure 4 Enlarged Site Plan

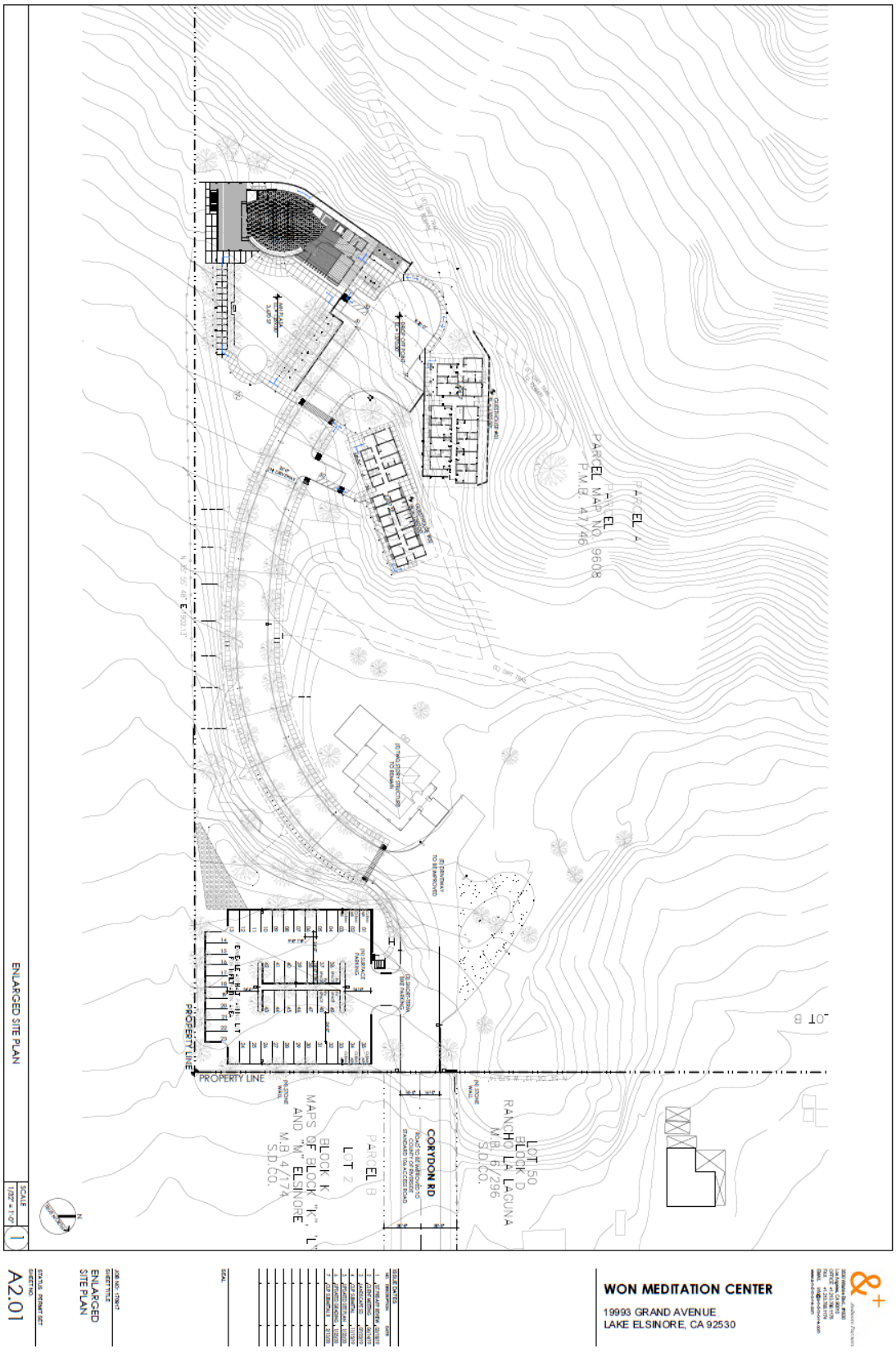

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Figure 5 Topographic Survey

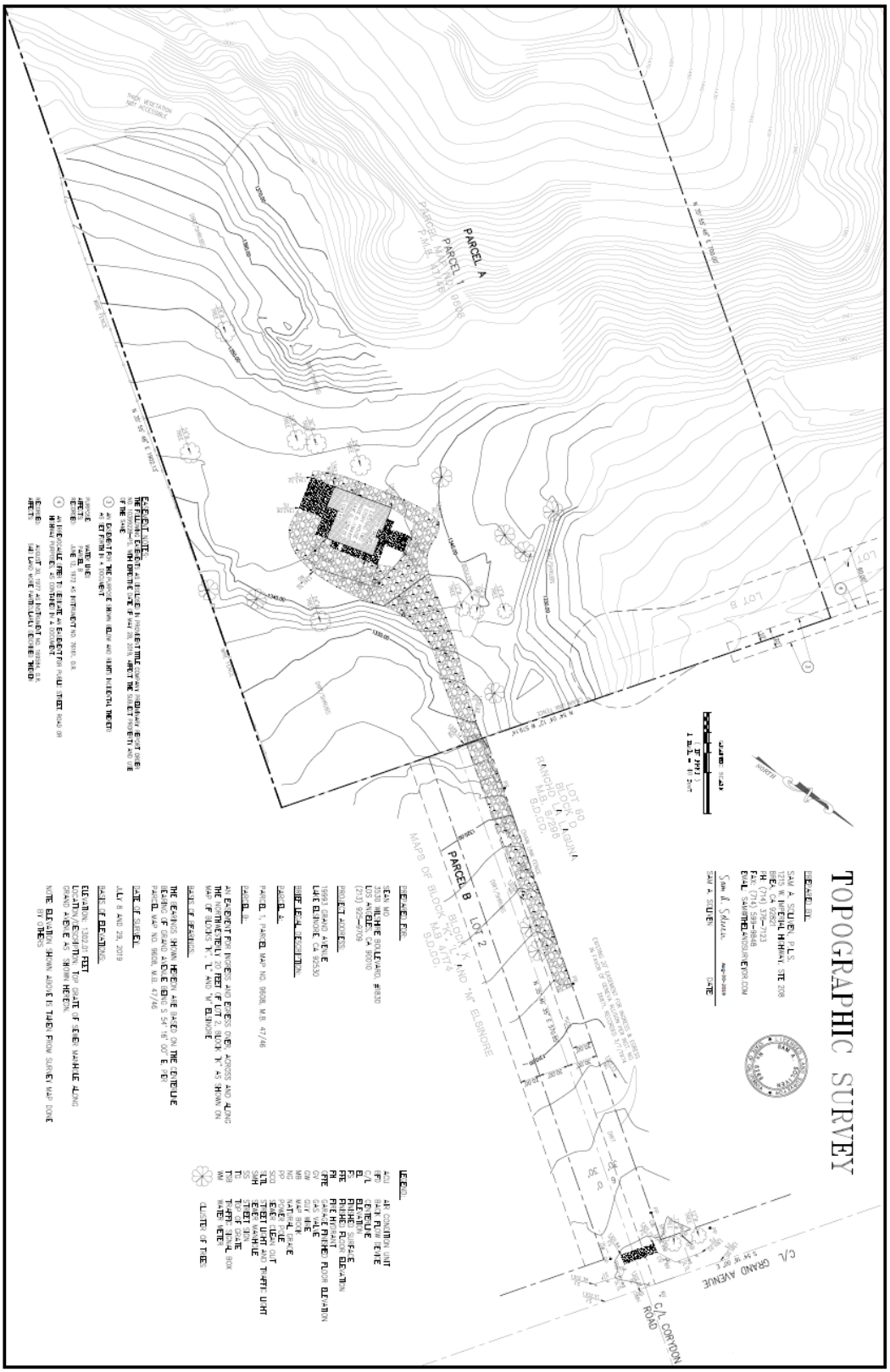

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Figure 6 Perspective View of Overall Masterplan

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Figure 7 Unimproved Corydon Road – Facing Southwest from Grand Avenue Intersection

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Figure 8 Surrounding Properties

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Figure 9 Roadway Access - Grand Avenue and Corydon Road Intersection

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ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. **Project Title:**

   Won Meditation Center Project (Planning Application No. PAR 19-0164)

2. **Lead Agency Name and Address:**

   City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595

3. **Contact Person and Phone Number:**

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

4. **Project Location:**

   The project site encompasses APNs: 382-150-001 and 382-140-002, and is located at 19993 Grand Avenue, in Wildomar, California

5. **Project Sponsor's Name and Address:**

   Sean Mo, Andmore Partners, 3530 Wilshire Boulevard, #1830, Los Angeles, CA 90010

6. **General Plan Designation:**

   EDR – RC (Rural Community - Estate Density Residential) and Rural Mountainous (RM)

7. **Zoning:**

   R-R (Rural Residential)

8. **Description of Project:**

   The proposed project includes the construction of three new independent structures for the Won Meditation Center. The three new structures include: Meditation Hall Building (8,738 square feet) with administration office, dining room, prayer room and seminar rooms; Guesthouse #01 (3,404 square feet); and Guesthouse #02 (2,687 square feet) with multiple sleeping units for short-term stay guests during organized retreat/meditation program. Both guest houses would provide a combined 27 rooms. Surface parking will be provided for visitors and the existing driveway off Corydon Road will be improved per County of Riverside Access Standard. Additionally, a total of 52 parking spaces will be provided. The project would include parking and access driveway to the proposed structures. The proposed structures would be located in the southern region of the project site.

   The proposed project does not include demolition as the existing single-family structure will remain in place. Construction activities would include site preparation, grading, construction of buildings, paving, and architectural coating. Site grading would disturb approximately 15 acres. The project would require approximately 3,593 cy of cut and approximately 5,760 cy of fill. In total, this would result in approximately 2,167 cy of soil to be imported.

   Off-site improvements include the extension of the undeveloped Corydon Road, from Grand Avenue, to the site entrance. The road improvements include construction of a paved, two-lane roadway, approximately 600 feet long, approximately 60 feet wide and cross APNs 3702-100-44 and 3702-100-36.

9. **Surrounding Land Uses and Setting:**

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
North	Single Family Residences	EDR – RC (Rural Community - Estate Density Residential)	R-R (Rural Residential)
South	Vacant Land	Rural Mountainous	R-R (Rural Residential)
East	Vacant Land	EDR – RC (Rural Community - Estate Density Residential)/ Medium Density Residential/ Commercial Retail	R-R (Rural Residential)/C-P-S (Scenic Highway Commercial)
West	Vacant Land	Rural Mountainous	R-R (Rural Residential)

10. **Other Public Agencies Whose Approval May Be Required:**

- San Diego Regional Water Quality Control Board
- Elsinore Valley Municipal Water District
- Riverside County Flood Control and Water Conservation District

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

The City of Wildomar sent notice to tribes that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 and Public Resources Code Section 21080.3.1. The City has completed consultations with the Soboba Band of Luiseño Indians (please refer to section VI.18 of the Initial Study, Tribal Cultural Resources).

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION will be prepared**.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Representative

Matthew C. Bassi, Planning Director — 6/3/2020 Date

Applicant

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

Andmore Partners, Applicant — 6/3/2020 Date

ENVIRONMENTAL ANALYSIS

1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (*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?			✓	

DISCUSSION

a) **Less Than Significant Impact**. Construction of the proposed structures would alter the existing visual character of the area by removing naturally occurring vegetation within the construction area. Construction of the proposed project would not require the removal of any tree, rock outcropping, or historic building that has been recognized as a scenic resource, and the proposed buildings would not block any scenic view or resource. Scenic vistas and scenic backdrops in the project vicinity include views of the mountain ridgelines to the west. The height of the ridgelines range from approximately 4,000 feet above mean sea level (amsl) to 10,000 feet amsl. Views of the mountain ridgelines from the north and east of the project site are visible above residences and trees. The project site is situated along the base of mountain ridgelines to the west and due to the position of the site along the western ridgeline, mountain ridgelines to the south are not visible.

The proposed project would construct three new independent structures including a meditation hall building and two guesthouses. The north-northeast portion of the site containing the driveway and residence is relatively flat. The balance of the site is steep, ranging from 1350 feet to 1660 feet above sea level.

The site is mostly vacant with an existing single-family structure on the northern portion of the site, and the proposed structures would not alter views of the surrounding mountain ridgelines, the existing grade where the structures are proposed vary in elevation. The anticipated grade of the proposed meditation hall, Guesthouse #1, and Guesthouse #2 is 1,360 feet amsl, 1,371 feet amsl, and 1,360 feet amsl, respectively.

Upon the completion of construction, the building elevations would be approximately 1,373-1,387 feet amsl which would be comparable in height to the residential development north and south of the site, as well as the existing two-story residential structure on the northern portion of the site.

As shown in **Figure 8**, Perspective View of Overall Masterplan, the proposed meditation hall and guesthouses would reduce approximately 138 feet and 66 feet (horizontally) respectively, of westward views of the mountain ridgelines from the perspective of Corydon Road. However, views of the surrounding ridgelines extend across the length of the project site from all viewpoints and the proposed improvements would only obstruct a portion of views. Additionally, the finished heights of the proposed meditation hall, Guesthouse #1, and Guesthouse #2 are 1,387 feet amsl, 1,384 feet amsl, 1,373 feet amsl, respectively. These finished building heights would be well below the ridgelines which range from approximately 1,550 feet amsl to 1,660 feet amsl onsite and 4,000 feet amsl to 10,000 feet amsl in surrounding areas. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and this impact is less than significant.

b) **No Impact**. The nearest officially designated State Scenic Highway to the site is the western portion of State Route (SR) 74, approximately 5.1 miles northwest (Wildomar 2003). The I-15, approximately 2.3 miles northeast of the project site, is listed as an eligible State Scenic Highway, but is not officially designated (Wildomar 2003). Therefore, there are no impacts to scenic resources within a State Scenic Highway.

c) **Less Than Significant Impact**. The project site is an urbanized area but is mostly vacant with ruderal/weedy vegetation. The northern portion of the site includes a two-story single-family structure. The surrounding area consists of vacant lots to the west, south, and east; and single-family residences to the north.

The proposed project would be compatible with the existing development pattern and character along Grand Avenue, with building materials and colors that complement the existing and planned development on nearby properties. Furthermore, design of the proposed project will be reviewed by the Planning Commission who will determine whether the proposed project is consistent with design of other land uses in the vicinity. The design elements of clustered buildings with most of the site undeveloped are consistent with aerial views of the project vicinity as shown in **Figure 2**. The visual simulation of the completed project shown in **Figure 7** is similar to other developed parcels in the vicinity. While the Planning Commission will make the final decision on compatibility, from the evidence in the record this would not substantially degrade the existing visual character or quality of the site and its surroundings. This impact is less than significant.

d) **Less Than Significant Impact**. The proposed project would result in construction of a new parking lot that could result in an increase in glare and nighttime lighting. Sources of new and increased nighttime lighting and illumination include, but are not limited to, lights associated with vehicular travel (e.g., car headlights), parking lot lights, exterior lighting for the buildings, and security-related lighting. Chapter 8.64 Light Pollution of the City's Municipal Code establishes limits on the types of fixtures and size of bulbs for all aspects of development. Compliance with the ordinance, which is verified as part of building permit application review and then prior to occupancy to ensure correct installation and operation would result in a less than significant impact on nighttime light pollution. Moreover, consistent with the City's lighting standards (Municipal Code Section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures.

Per City of Wildomar Municipal Code Section 8.64.090, all light fixtures installed along the perimeter would include aluminum housing to eliminate the spillover of light pollution onto streets and neighboring properties. The light fixtures would be reviewed on the development plan and verified during building and site inspections to ensure compliance with the ordinance. Compliance with the

ordinance would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky and would comply with the Wildomar development standards. Therefore, this impact is less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

2. Agriculture and Forestry Resources

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

DISCUSSION

a) **No Impact.** The northern portion of the project site is designated as Urban and Built-up, Vacant or Disturbed, and Farmland of Local Importance; the remainder of the site is listed Vacant or Disturbed on the California Important Farmland Finder (DLRP 2016a). The site is currently used as a single-family residence. The City of Wildomar General Plan, defines farmlands of local importance as follows (Wildomar 2003):

- Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.

- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.
- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by the County with Agriculture land use designations or contracts.
- Lands planted with jojoba that are under cultivation and are of producing age.

The project site is currently zoned R-R (Rural Residential) and while the zone district allows for agricultural uses, it is not considered an agricultural zone (Wildomar 2018b). The proposed project would construct non-agricultural uses on Farmland of Local Importance uses, however this is not considered prime or unique farmland. As the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, no impact would occur.

b) **No Impact.** The project site is zoned R-R (Rural Residential) and is not zoned for agricultural use (Wildomar 2018b). The project site is located on land not enrolled in a Williamson Act contract (DLRP 2016b). No impact would occur.

c) **No Impact.** The project site is developed and is zoned R-R. Project implementation would not cause rezoning of forestland or timberland. Therefore, no impact would occur.

d) **No Impact**. The project site does not contain forestland, nor is the project site zoned as forestland. The project site is developed, and implementation of the proposed project would not convert forestland to non-forest use or result in a loss of forestland. Therefore, no impact would occur.

e) **No Impact**. As shown in **Figure 2**, Aerial Photograph, the project site is not adjacent to agricultural uses. Improvements proposed with the project would result in new buildings, a parking lot, and an improved Corydon Road segment extending west from the current intersection with Grand Avenue. While the adjacent zoning allows for agricultural uses, the R-R Zone District is not considered an agricultural zone. The proposed project would not affect the use of the adjacent lands for agricultural purposes consistent with the R-R zone district. The extension of Corydon Road onto the site will terminate at the parking lot, and would not lead to access further west. As the proposed uses would not affect the surrounding land, and there are no improvements that would benefit lands further to the west, there is no potential to convert farmland to non-farm uses, therefore there is no impact.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

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

An Air Quality Assessment was prepared by Kimley-Horn and Associates, Inc. in November, 2019 (2019c) which identifies the proposed project's air quality impacts (see **Appendix 2.0**).

DISCUSSION

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

In order to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2016 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts, defined in consultation with local governments and with reference to local general plans. The project is subject to the SCAQMD's AQMP.

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

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

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

The violations to which Consistency Criterion No. 1 refers are the California ambient air quality standards (CAAQS) and the national ambient air quality standards (NAAQS). As evaluated under Issue b, below, the project will not exceed the short-term construction standards or long-term operational standards and in so doing will not violate any air quality standards. Therefore, impacts are less than significant, and the project would be consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts; SCAG's growth forecasts were defined in consultation with local governments and with reference to local guidelines. Growth projections from local general plans adopted by cities in the district are provided to SCAG, which develops regional growth forecasts that are used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the Wildomar General Plan is considered to be consistent with the AQMP.

The project site is currently designated as Rural Community - Estate Density Residential and Rural Mountainous and zoned R-R. The proposed development of a meditation center would comply with the existing designations of the project site; the proposed project does not require changes to the zoning designation in order to accommodate the uses of the proposed project. Therefore, based on the above, the proposed project would not result in an inconsistency with the SCAQMD AQMP. Therefore, the proposed project would not conflict with or obstruct implementation of any applicable air quality plan and would result in a less than significant impact.

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

Construction Emissions

Construction associated with the proposed project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the project area include ozone-precursor pollutants (i.e., Reactive Organic Gases [ROG] and Nitrogen Oxide [NOx]) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and of temporary duration, lasting as long as construction activities occur, but are considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from site grading, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water. The proposed project does not include demolition as the existing structures would remain. Construction activities would include site preparation, grading, construction of buildings, paving, and architectural coating. Site grading would disturb approximately 15 acres. The Project would require approximately 3,593 cy of cut and approximately 5,760 cy of fill. This would result in approximately 2,167 cy of soil import. The duration of construction activities associated with the Project is estimated to be approximately 18 months.

Due to the scale of development and the temporary nature of construction of the proposed project, all criteria pollutant emissions would remain below their respective thresholds and included in SCAQMD Rule 403. While impacts would be considered less than significant, the proposed project would also be subject to SCAQMD Rules 402 and 1113, to further reduce specific construction-related emissions.

The SCAQMD's Rule 402 prohibits a person from discharging from any source 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. Through compliance with the SCAQMD's Rule 402, no significant impact related to odors would occur during the ongoing operations of the proposed project. Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. Suppression techniques include:

a) Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
b) All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
c) All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
d) The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
e) Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. The proposed project would also be subject to SCAQMD Rule 1113, which limits the volatile organic compounds of architectural coatings used in the SoCAB, thus reducing the amount of ROG off-gassed as paint dries.

Operational Emissions

Project-generated emissions would be associated with motor vehicle use and area sources, such as the use of landscape maintenance equipment and architectural coatings. Emissions rates differ from summer to winter because weather factors are dependent on the season and these factors affect pollutant mixing, dispersion, ozone formation, and other factors. Operational activities associated with the proposed project would result in emissions of ROG, NOX, CO, sulfur oxide (SOX), PM10, and PM2.5. Operational emissions would come from area sources, energy sources, and mobile sources. Operational impacts would not be significant as the proposed project would not exceed applicable localized significance thresholds (LST) or regional significance thresholds. Therefore, impacts are less than significant.

Area Source Emissions

Area source emissions would be generated due to on-site equipment, architectural coating, and landscaping that were previously not present on the site. Area source emissions from the proposed project would not exceed SCAQMD thresholds for either the winter or summer seasons. Therefore, no significant impacts are anticipated.

Energy Source Emissions

Energy source emissions would be generated due to electricity and natural gas usage associated with the proposed project. Primary uses of electricity and natural gas by the project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Unmitigated energy source emissions from the proposed project would not exceed SCAQMD thresholds for criteria pollutants. As such, the project would not violate any air quality standards or contribute substantially to

an existing or projected air quality violation. As a result, impacts associated with operational air quality would be less than significant.

Mobile Source Emissions

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NOX, PM10, and PM2.5 are all pollutants of regional concern. NOX and ROG react with sunlight to form O3, known as photochemical smog. Additionally, wind currents readily transport PM10 and PM2.5. However, CO tends to be a localized pollutant, dispersing rapidly at the source.

As shown in in the Traffic Statement Memorandum prepared by Kimley-Horn (see **Appendix 12.0),** the project-generated vehicle emissions have been estimated using trip generation rates. The project would generate approximately 146 daily two-way trips. The anticipated mobile source emissions do not exceed SCAQMD thresholds for criteria pollutants. Therefore, air quality impacts associated with mobile source emissions from the project would be less than significant.

c) **Less Than Significant Impact with Mitigation Incorporated**. The proposed project would not expose sensitive receptors to pollutants.

Localized Construction Impacts

The project site is surrounded by residential uses and vacant land. The nearest sensitive receptors is the single-family residence located 50 feet northeast of the project site. Construction activities would include site preparation, grading, paving, building construction, and architectural coatings. Emissions of pollutants during construction activities would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during construction activities.

Localized Operational Impacts

Operational activities would include the use of architectural coatings and landscape maintenance equipment which could release emissions. Moreover, criteria pollutant emissions would be emitted through the generation of electricity and consumption of natural gas. As such, operational activities would not result in significant concentrations of pollutants at nearby sensitive receptors and operational LST impacts are less than significant.

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the proposed project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The 2016 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard/Veteran Avenue intersection—one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day—was modeled for CO concentrations. The proposed project would generate 146 daily maximum two-way trips and would not

produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. Because CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue in Los Angeles, one of the busiest intersections in southern California even though it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections.

Construction-Related Diesel Particulate Matter

Construction would result in the emission of diesel particulate matter (DPM) from off-road diesel equipment. The amount to which receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The use of diesel-powered construction equipment would be temporary and episodic. The duration of exposure would be short, and exhaust from construction equipment dissipates rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. The closest sensitive receptors are located approximately 50 feet from the property boundary.

California Office of Environmental Health Hazard Assessment has not identified short-term health effects from DPM. Construction is temporary and would be transient throughout the site (i.e., move from location to location) and would not generate emissions in a fixed location for extended periods of time. Construction would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than 5 minutes to further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. For these reasons, DPM generated by construction activities, in and of itself, would not expose sensitive receptors to substantial amounts of air toxics, and the project would have a less than significant impact.

d) **No Impact.**

Potential odors could arise from the diesel construction equipment used on-site, as well as from architectural coatings and asphalt off-gassing. Odors generated from the referenced sources are common in an urban environment and are not known to be substantially offensive to adjacent receptors. Additionally, odors generated during construction activities would be temporary and would disperse rapidly.

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed project would not include land uses identified by the SCAQMD as odor sources. Therefore, the project would result in no impact with regard to odor.

STANDARD CONDITIONS AND REQUIREMENTS

1. Compliance with SCAQMD Rules including 402, 403, and 1113.

MITIGATION MEASURES

None required.

4. Biological Resources

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

A biological resources assessment and jurisdictional delineation was prepared for the project by Jericho Systems, Inc. on January 28, 2020 and is included as **Appendix 3.0** of this IS/MND (Jericho Systems 2020a). Additionally, a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared on January 28, 2020, to analyze how the project would comply with the MSHCP, and is included as **Appendix 4.0** of this report (Jericho Systems 2020b).

DISCUSSION

a) Less Than Significant Impact with Mitigation Incorporated. The project site is within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell; the project site is in the southern portion of the cell and is not identified for conservation (Jericho Systems 2020b).

Regional Conservation Authority Mapping Information System identified that the project site to be in a Stephens' Kangaroo Rat fee area and required burrowing owl surveys (Jericho Systems 2020a). The biological team performed habitat suitability assessments for the burrowing owl and Stephens' Kangaroo Rat during the field survey to identify areas of potentially suitable habitat. However, field

surveys determined that habitat on site or in the survey buffer is not suitable for burrowing owl and habitat on site is considered unsuitable for Stephens' Kangaroo Rat.

There are no burrowing owls or evidence of utilization onsite were found onsite, however, in accordance with Section 6.3.2, Additional Survey Needs and Procedures of the MSHCP, it is recommended that a preconstruction burrowing owl survey be conducted; the project is consistent with Section 6.3.2 (Jericho Systems 2020b). Upon the implementation of mitigation measure **BIO-1,** hiring a biologist to conduct pre-construction burrowing owl surveys, impacts are less than significant.

b) Less Than Significant Impact. Species observed in this habitat type include red brome, ripgut brome, star thistle, black mustard, summer mustard, Peruvian pepper, Russian thistle, oleander, China berry, tree of heaven, storksbill filaree, and tree tobacco (Jericho Systems 2020a).

The project site is not targeted for conservation under the MSHCP; the MSHCP anticipates and allows for development of areas not targeted for conservation. The conservation land that is already set aside by the MSHCP is considered adequate to maintain populations of these species, and that land which would be acquired and/or managed via future fee payment of this and other projects renders the development onsite not significant. Furthermore, the MSHCP Consistency Analysis reports that there are no riparian or vernal pool habitats onsite.

c) No Impact. There are no vernal pools onsite (Jericho Systems 2020b). Therefore, the proposed project would not have an adverse effect on wetlands, and no impact would occur.

d) No Impact. Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range. The project site is not within any MSHCP core areas, linkages, or wildlife corridors.

However, the project site is located within the southern portion of Criteria Cell 5342 of the Elsinore Plan Area, which is designated to contribute to assembly of the Proposed Extension of Existing Core E, which consists of Lake Elsinore located in the west-central region of the Plan Area. Core E provides Live-In Habitat for species such as bobcat and likely provides for movement. The proposed structures will be developed at the base of the hillside and clustered together. Much of the proposed improvements will occur from the base of the hillside where the structures are to be located and extend to the east where surface parking is to be provided. Much of the site will remain undisturbed in the western and northern portions of the site. In total, the proposed project is expected to disturb 1.41 acres, or 6.48% of the project site. While the potential for bobcat to occur on site is high the proposed project would not preclude bobcat from continuing to occupy the site or surrounding suitable habitat. Moreover, vacant lands to the west, east, and south of the site would remain accessible and the surrounding vacant areas, as well as the project site would continue to serve as a movement or migratory corridor. Therefore, no impact would occur.

e) No Impact. The City Wildomar Municipal Code Section 12.08.050, regulates trees within the public right of way. The project site contains no trees within a public right-of-way. Therefore no impact would occur.

f) Less Than Significant Impact with Mitigation Incorporated. The Western Riverside MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee (i.e., signatory). The project site is located in the Elsinore Area Plan of the MSHCP and located in a Criteria Cell. The project site is located within the southeast corner of Criteria Cell 5342 of the Elsinore Plan Area, which is designated to contribute to assembly of the Proposed Extension of Existing

Core E, which consists of Lake Elsinore located in the west-central region of the Plan Area. Conservation within Criteria Cell 5342 is designed to focus on coastal sage scrub habitat. Conservation within this Cell will range from 5%-15% of the Cell focusing in the northern central portion of the Cell. However, the project site is in the southern portion of the Cell and is not identified for conservation. The proposed project is consistent with Section 6.1.4 Guidelines of the MSHCP, as the site is located within the Criteria Cell 5342 and would adhere to the MSHCP guidelines pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators.

The proposed project would be consistent with Sections 6.1.2, 6.3.2, and 6.1.4 of the MSHCP. With Implementation of standard conditions and requirements, and mitigation measure **BIO-1**, impacts are less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee.
2. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.

MITIGATION MEASURES

BIO-1 Prior to issuance of a grading permit, the applicant shall retain a biologist to perform a preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. The results of the survey shall be provided to the City. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon City approval of the grading. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the Lead Agency and/or appropriate agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist.

Timing/Implementation: *Prior to issuance of a grading permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

5. Cultural Resources

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

A Cultural Resources Assessment was prepared by David Brunzell, M.A., RPA, Cultural Resources Consultant, on September 12, 2019 (see **Appendix 5.0**). Note that as of January 2019, Tribal Cultural Resources impacts are discussed in Section 18 of this Initial Study.

DISCUSSION

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

i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii. Is associated with the lives of persons important in our past;

iii. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

iv. Has yielded, or may be likely to yield, information important in prehistory or history.

The Cultural Resources Assessment shows that the project site does not contain structures listed in the National Register Historic Places Index or the Archaeological Determinations of Eligibility. Within a one-mile radius of the project site, there are nine historic resources. However, as the project site does not contain eligible or designated historic resources and no historic resources were discovered as a result of the survey, project development would not damage historic resources. Therefore, no impact would occur.

b) **Less Than Significant Impact with Mitigation Incorporated.** Archaeological resources are prehistoric or historic evidence of past human activities, including structural ruins and buried resources. The Cultural Resources Assessment states that the archaeological investigation of the project site included a review of an archaeological records search performed by staff at the Eastern Information Center (EIC) at the University of California at Riverside. The EIC records search indicated that nine cultural resource properties are located within one mile of the project site; however, no resources have been recorded within the project site. Furthermore, the EIC records also indicated that there has been a total of 19 cultural resource studies conducted within a one-mile radius of the project site, none of which include the project site. The Cultural Resources Assessment states that since numerous prehistoric cultural resources have been recorded in the vicinity and since the property is close to Lake Elsinore (widely used

during prehistory) the project site is considered sensitive for buried cultural resources. Furthermore, the proposed project would require connections to utility lines, ground clearing, excavation, grading, and other construction and ground disturbing activities. Therefore, there is some possibility that prehistoric and/or historic archaeological resources could be buried in site soils and could be damaged by project ground-disturbing activities. Mitigation measures **TRI-1** through **TRI-6** (see VI. 19, Tribal Cultural Resources) would ensure that any archaeological resources discovered on site during construction would be properly managed by having a qualified archaeologist to monitor construction and grading activities, complying with provisions outlined in the Tribal Cultural Resources Treatment and Monitoring Agreement, and halting construction within 50 feet of discovered resources in the event that they are uncovered, and would reduce impacts to a less than significant level.

c) **Less Than Significant Impact with Mitigation Incorporated**. The proposed project would involve grading and excavation below the surface. California Health and Safety Code Section 70520.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains is less than significant with the implementation of mitigation measures **CUL-1** and **CUL-2**.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Timing/Implementation:	*During any ground-disturbing construction activities*
Enforcement/Monitoring:	*City of Wildomar Engineering Department and Planning Department*

CUL-2 **Non-Disclosure of Reburials Location**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Timing/Implementation:	*During discovery of Native American human remains*
Enforcement/Monitoring:	*City of Wildomar Engineering Department and Planning Department*

6. Energy

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

a) **Less Than Significant Impact**.

Construction

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

Construction of the proposed project would require the use of construction equipment for grading, hauling, and building activities. Electricity use during construction would vary during different phases of construction—construction equipment during grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment, such as interior construction and architectural coatings. Construction also includes the vehicles of construction workers traveling to and from the project site and haul trucks for the export of materials from site clearing.

The surrounding area is already served by electricity provided by Southern California Edison (SCE) and natural gas infrastructure provided by the Southern California Gas Company. The proposed project would connect to the existing lines on Grand Avenue. Adequate infrastructure capacity in the vicinity of the site would be available to accommodate the electricity and natural gas demand for construction activities and would not require additional or expanded infrastructure.

The construction contractors would minimize idling of construction equipment during construction as required by state law (see section VI.3, Air Quality). These required practices would limit wasteful and unnecessary electrical energy consumption. Furthermore, there are no unusual project characteristics that would necessitate the use of construction equipment that is less energy efficient than at comparable construction sites in other parts of the state. Therefore, the proposed short-term construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption.

Transportation

Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. Construction

equipment during grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment. Construction techniques, equipment and materials are consistent with other construction in the City. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Impacts would not be significant.

Operation

Operational use of energy would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, security, and control center functions; use of on-site equipment and appliances; and indoor, outdoor, and parking lot lighting. Additionally, the facilities would operate as a meditation center, and would not result in an excessive consumption of energy compared to other similar uses.

Electricity

In 2017, the latest year for which data are available, SCE provided over 85,879 GWh of electricity to its customers. Prior to final building plan submittal, the project applicant would provide project plans to SCE to prepare a Method-of-Service Study to determine exact location of electrical connections at the site and establish estimated electricity demand. Additionally, because the proposed project would be subject to the more stringent 2019 Title 24 standards, the project's electricity demand would not result in significant impacts. Therefore, impacts are less than significant.

Natural Gas

The project would construct new facilities at the project site that would result in an increase in gas demands. The use of natural gas would be limited to building heating. Parking lots do not generate demand for natural gas. Therefore, impacts are less than significant.

Renewable Energy

Project development would not interfere with achievement of the 60 percent Renewable Portfolio Standard set forth in SB 100 for 2030 or the 100 percent standard for 2045. These goals apply to SCE and other electricity retailers. As electricity retailers reach these goals, emissions from end user electricity use will decrease from current emission estimates.

Vehicle Miles Traveled and Fuel Consumption

Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Transportation energy used during operation of the site would come from delivery, employee, and visitor vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would be temporary and would fluctuate throughout the lifespan of the project. The Traffic Impact Assessment prepared for the proposed project (see **Appendix 12**), shows that the project would not generate significant traffic. As described in the Traffic Statement Memorandum (2019b), the project is not projected to generate more than 50 PM trips at any intersection. Therefore the impacts are considered less than significant.

b) **Less Than Significant Impact**. The City of Wildomar is within SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals.

The RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement). The RTP/SCS is meant to provide individual

jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. Specifically, the SCS distributes growth forecast data to transportation analysis zones for the purpose of modeling performance.

The City of Wildomar does not have its own renewable energy plan; however, the City does encourage the use of renewable energy via solar panels, recycling, etc. The proposed project would be subject to 2019 Title 24, Part 6, standards, which sets standards that improve energy efficiency of newly constructed buildings. Additionally, all contractors and waste haulers are required to comply with the Countywide Integrated Waste Management Plan, which requires a minimum diversion of 50 percent of waste project materials from disposal. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

7. Geology and Soils

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

Geocon West, Inc. prepared a Geotechnical report, October 14, 2019, for the proposed project included as **Appendix 6.0** of this Initial Study. Additionally, Geocon West, Inc. prepared a Fault Rupture Hazard Survey, August 21, 2019, for the proposed project as **Appendix 7.0** of this Initial Study.

DISCUSSION

a)

i) **Less Than Significant Impact with Mitigation Incorporated**. As shown in the geotechnical report prepared by Geocon West, Inc. (see **Appendix 6.0**), no active faults are known to project through the

site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active faults to the site are the Willard Strand of the Elsinore Fault, located 680 feet to the northeast, and the Wildomar strand of the Elsinore fault, located approximately 2,000 feet to the northeast (Geocon West 2019b). The potential for ground rupture is considered is to be very low due the absence of active or potentially active faults at the project site. Additionally, compliance with seismic design criteria contained in the California Building Code (CBC) would minimize impacts to the extent feasible. However, because the project site is located within a seismically active region, Mitigation Measure **GEO-1**, which states that the project applicant shall incorporate all recommendations made in the geotechnical report, or directed by the geotechnical engineer such as, temporary excavations, grading, utility trench backfill, foundation and concrete slab-on-grade, concrete flatwork, conventional retaining walls, lateral loading, preliminary pavement, will be implemented which would reduce impacts to less than significant.

ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site is in the seismically active area of southern California and the site structures are subject to moderate to strong seismic shaking since the project site is located less than 1 mile from the nearest active fault (Geocon West 2019a). Structures must also be designed and constructed to resist the effects of seismic ground motions as outlined in the 2019 California Building Code Section 1613. After implementation of Mitigation Measure **GEO-1,** which states that the project applicant shall incorporate all recommendations made in the geotechnical report, the impacts will be less than significant.

iii) **Less Than Significant Impact.** According to the Geotechnical Report, the potential for liquefaction is negligible due to the absence of groundwater, the medium dense nature and relatively shallow depth of the alluvium. Therefore, the potential for liquefaction is less than significant.

iv) **No Impact.** According to the Geotechnical Report, landslides are not mapped on or near the site. Due to the granitic nature of the slopes at the site, landslides are not present at the property or at a location that could impact the subject site (Geocon West 2019a). Therefore, no impact would occur.

b) **Less Than Significant Impact with Mitigation Incorporated**. The geologic materials encountered consist of a veneer of topsoil, undocumented fill, Holocene-age alluvial fan deposits and Cretaceous-age granitic bedrock consisting of quartz monzonite. The undocumented artificial fill was encountered in the borings to a maximum depth of 4½ feet. The undocumented fill is likely derived from an existing road cut into the granitic bedrock. Holocene-age alluvial fan deposits were encountered southern and eastern portion of the site overlying the granitic bedrock. Cretaceous-age Quartz Monzonite was observed in western and northern portion of the site and underlies the alluvium at depth. (Geocon West 2019b)

Construction of the proposed project may result in soil erosion because grading and construction can loosen surface soils and make soils susceptible to the effects of wind and water movement across the surface. The City routinely requires the submittal of detailed erosion control plans with any grading plans to comply with the state water quality regulations. Since this project involves clearing, grading, or excavation that causes soil disturbance of one or more acres, it is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES) State General Permit (Order No. R8-2010-0033). Furthermore, the project is required to prepare and comply with an approved SWPPP that provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule.

Construction activities related to the proposed project would be subject to compliance with the CBC and would include best management practices (BMPs). Additionally, the SWPPP would consider the full range of erosion control BMPs, including any additional site-specific and seasonal conditions. BMPs may include but are not limited to covering of the disturbed or stockpiled soil, use of a dust-inhibiting material, landscaping, use of straw and jute to slow and channelize stormwater runoff, hydroseeding,

and grading in a pattern than slows stormwater flow and reduces the potential for erosion. Compliance with BMPs is required by the federal and state Clean Water acts.

The State General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement such plans. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Additionally, as part of the approval process, prior to grading plan approval, the project applicant will be required to comply with Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection, which establishes requirements for stormwater and non-stormwater quality discharge and control that require new development or redevelopment projects to control stormwater runoff by implementing appropriate BMPs to prevent the deterioration of water quality. Water quality features intended to reduce construction-related erosion impacts will be clearly denoted on the grading plans for implementation by the construction contractor. For a discussion of erosion and runoff impact post-construction, see section VI.10, Hydrology and Water Quality.

As indicated by the geotechnical report, cut and fill is required for the site, and that would disturb the site topsoil. The displacement of soil through cut and fill would be controlled by chapter 33 of the 2016 California Building Code relating to grading and excavation, other applicable building regulations, and standard construction techniques. Therefore, compliance with the recommendations of the geotechnical report for cut and fill during construction (mitigation measure **GEO-1**) would reduce impacts to less than significant.

Compliance with the CBC and the NPDES would minimize effects from erosion. Additionally, compliance with Wildomar Municipal Code Chapter 13.12 and NPDES requirements would result in less than significant impacts related to soil erosion. Therefore, project impacts to erosion and topsoil would be mitigated to less than significant.

c) **Less Than Significant Impact with Mitigation Incorporated**. See Issues a.iii) and a.iv). The project site is not at risk for landslide, and risk of liquefaction is negligible (Geocon West 2019a). Due to the granitic nature of the slopes at the site, landslides are not present at the property or at a location that could impact the subject site. Furthermore, the potential for liquefaction is negligible due to the absence of groundwater, the medium dense nature and relatively shallow depth of the alluvium (Geocon West 2019a). The proposed structures would be supported by compacted fill and competent alluvium, with groundwater at a depth greater than 50 feet, as well as the deeper onsite earth materials are considered dense. Additionally, as groundwater was not observed during the subsurface exploration, the probability of collapse or subsidence are low.

Implementation of CBC and other related construction standards apply seismic requirements and address certain grading activities. The CBC includes common engineering practices requiring special design and construction methods that reduce or eliminate potential impacts related to unstable soils. Compliance with CBC regulations and implementation of mitigation measure **GEO-1** would ensure adequate design and construction of building foundations to resist soil movement. Impacts are less than significant with mitigation incorporated**.**

d) **Less Than Significant Impact with Mitigation Incorporated**. According to preliminary laboratory test results, onsite materials have a very low potential for expansion as classified in accordance with 2016 CBC Section 1803.5.3 and ASTM D4829, and upon implementation of Mitigation Measure **GEO-1**, impacts are less than significant. Mitigation Measure **GEO-1** states that the project applicant shall follow all recommendations made in the Geotechnical Report. As mentioned in the Geotechnical Report recommendations, additional testing for expansive potential should be performed during grading and once final grades are achieved.

e) **No Impact**. The proposed project will connect to the Elsinore Valley Municipal Water District (EVMWD) and does not propose the use or construction of septic tanks or an alternative wastewater disposal system. Therefore, no impact would occur.

f) **Less Than Significant Impact**. Paleontological resources are fossilized remains of past life on earth such as bones, shells, leaves, tracks, burrows, and impressions. There are no unique geological features onsite; the northern portion of the project site is currently developed, while the remainder of the site is vacant and undeveloped. There is some possibility that fossils could be present in the site soils and thus could be damaged by project grading and/or construction activities. However, the Western Science Center does not have localities within the project area or within a one-mile radius. Therefore, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

GEO-1 The project applicant shall incorporate the recommendations of the Geotechnical Report prepared Geocon West, Inc. (2019a; **Appendix 6.0**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.

Timing/Implementation:	*During building plan check, prior to any ground-disturbing construction activities*
Enforcement/Monitoring:	*City of Wildomar Planning Department and Building and Safety Department*

Greenhouse Gas Emissions

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

A Greenhouse Gas Emissions Assessment was prepared by Kimley-Horn and Associates, Inc. in January, 2020 (2019d) (see **Appendix 8.0**). The analysis was prepared to evaluate the potential for the proposed project to contribute to greenhouse gas emissions.

DISCUSSION

a) **Less Than Significant Impact**. Based on the GHG Emissions Assessment that was prepared for the alternative project, the alternative project would not exceed the SCAQMD and City's screening threshold of 3,000 $MTCO_2e$ per year. As the proposed project would be smaller in scale compared to the project analyzed in the report, the proposed project would not exceed the SCAQMD and City's screening threshold either. Therefore, the proposed project is less than significant as it would not have a significant direct or indirect impact on GHG and climate change.

b) **Less Than Significant Impact**. There are currently no adopted local or regional GHG reduction plans applicable to the proposed project. The proposed project would be subject to compliance with all building codes in effect at the time of construction, which include energy conservation measures mandated by California Building Standards Code Title 24–Energy Efficiency Standards. Because Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting; high-efficiency heating, ventilating, and air-conditioning (HVAC) systems; thermal insulation; double-glazed windows; water-conserving plumbing fixtures), they indirectly regulate and reduce GHG emissions. California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2019 building standards further improve upon the 2016 standards and went into effect on January 1, 2020. As identified in the GHG Emissions Assessment, the consistency table comparing the project to the actions of the 2008 Scoping Plan (Table 5 of **Appendix 8**) indicates that the project would not conflict with the actions of this plan therefore impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

8. Hazards and Hazardous Materials

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

A Phase I Environmental Site Assessment (ESA) was prepared by Kimley-Horn and Associates, Inc. on August 23, 2019 (Kimley-Horn 2019a). The entire Phase I ESA can be found in **Appendix 9.0**.

DISCUSSION

a) **Less Than Significant Impact**. The proposed project would involve construction activities that could result in the transport, use, and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants, toxic solvents, pesticides, and herbicides. The transport, use, storage, and disposal of these materials would comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration. The proposed project would operate as a meditation center where project maintenance may require the use of cleaners, solvents, paints, and other custodial products that are potentially hazardous. The amount of cleaning materials would be to use on site for local cleaning, clearly labeled, and stored in compliance

with state and federal requirements. With exercise of normal safety practices, the project would not create substantial hazards to the public or the environment.

The proposed project is required to comply with all applicable local, state, and federal regulations during project construction and operation. The Riverside County Department of Environmental Health is the Certified Unified Program Agency (CUPA) for Riverside County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, including Wildomar. Compliance with federal, state, and local laws and regulations would result in a less than significant impact.

b) **Less Than Significant Impact**. A Phase I ESA was prepared for the project (see **Appendix 9.0**). The Phase I ESA was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Phase I ESA Standard E1527-2013 (equivalent to the US Environmental Protection Agency's All Appropriate Inquiry [AAI] Standard) and All Appropriate Inquiry Standards found at 40 C.F.R. Part 312. Based upon the site reconnaissance, historical review, regulatory records review, and other information in the report, there was no evidence of recognized environmental conditions (see **Appendix 9.0**).

As a requirement of the SWPPP and NPDES, construction projects maintain supplies onsite for containing and cleaning small spills of hazardous materials, and have a defined process for addressing spills. Construction would also use equipment that would bring hazardous materials to the project site, including diesel, gasoline, paints, solvents, cement, and asphalt. However, construction activities would be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) as part of the NPDES permit. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site. BMPs for hazardous materials include, but are not limited to, off-site refueling, placement of generators on impervious surfaces, establishing clean out areas for cement, etc. While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Compliance with these regulations would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with the proposed project and the potential for accident or upset is less than significant.

c) **Less Than Significant Impact**. There are no schools within 0.25-mile of the project site. William Collier Elementary School is approximately 0.35-mile northeast of the project site and Elsinore High School is approximately 1.52-miles northeast of the project site. Operation of the proposed project would not generate hazardous emissions or require the handling of acutely hazardous materials, substances, or waste. Project operations would involve the use of potentially hazardous materials (e.g. solvents, cleaning agents, pesticides); when used correctly, these would not result in a significant hazard to residents or workers in the project vicinity. Therefore, the proposed project would result in a less than significant impact.

d) **Less Than Significant Impact**. The project site is not listed on the EnviroStor or GeoTracker databases (DTSC 2019; SWRCB 2015). Construction activities would occur within the boundaries of the project site. A LUST Clean-up site is identified at 33982 Mission Trail which is located approximately 1.37-miles northeast of the project site; the case has been completed and closed as of November 4, 2002 (SWRCB 2015). Additionally, a school investigation was identified for Elsinore High School Expansion at 21571 Bundy Canyon Road, as the site was historically used as an orchard, however, no

further action was required as of June 4, 2001 (DTSC 2019). Therefore, impacts are considered less than significant impact.

e) **No Impact**. The project site is not located within an airport land use plan. The closest public airport is the French Valley Airport, which is located approximately 10.5 miles southeast of the project site. Given the distance of the project site to the French Valley Airport, no impact would occur.

f) **Less Than Significant Impact**. Site access would be provided by the driveway entrance on Corydon Road. Construction would take place within the project site; no roadway closures are anticipated. If roadway closure(s) or reduction in access/capacity is necessary during construction (i.e. to connect to water, sewer, or utilities in Grand Avenue), the City requires that the project applicant is required to submit appropriate plans for plan review prior to the issuance of a building permit. Adherence to these requirements would ensure that the proposed project would not have a significant impact on emergency response and evacuation plans. Impacts are less than significant.

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

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is in a non-VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2019 California Building Code (or the most current version) and the 2019 edition of the California Fire Code (or the most current version). The 2019 California Fire Code (Part 9 of Title 24 of the California Code of Regulations) includes Section 4905.2, Construction Methods and Requirements within Established Limits. Fire Code Chapter 49 cites specific requirements for wildland-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety, and mitigation measures **HAZ-1** and **HAZ-2,** which require conformance with the California Building Code and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

1. City of Wildomar Municipal Code Chapter 8.28, *Fire Code*, requires compliance with the 2016 California Building Code (or most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations).
2. City of Wildomar Municipal Code Chapter 8.28, *Fire Code*, requires adherence to California Fire Code Chapter 49, which cites specific requirements for wildland-urban interface areas.

MITIGATION MEASURES

HAZ-1 Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2019 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.

Timing/Implementation: *Prior to issuance of building permits*

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

HAZ-2 Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906, including California Government Code Section 51182.

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

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

9. **Hydrology and Water Quality**

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

The following analysis is based on Project Specific Water Quality Management Plan (WQMP) prepared by Pacific Geotech, Inc. on May 7, 2020, and is included as **Appendix 10.0** (Pacific Geotech 2020) to this Initial Study.

DISCUSSION

a) **Less Than Significant Impact.**

Construction

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

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

Requirements for waste discharges potentially affecting stormwater from construction sites of one acre or more are set forth in the SWRCB's Construction General Permit, Order No. 2012-0006-DWQ, issued in 2012. The site is larger than one acre and would be subject to requirements of the Construction General Permit. Projects obtain coverage under the Construction General Permit by filing a Notice of Intent with the SWRCB prior to grading activities and preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the project site, and to contain hazardous materials. BMPs categories include, but are not limited to, erosion control and wind erosion control, sediment control, and tracking control. Implementation and monitoring required under the SWPPP would control and reduce short-term intermittent impacts to water quality from construction activities to less than significant levels.

Operation

The primary constituents of concern during the project operational phase would be solids, oils, and greases from parking area and driveways that could be carried off-site. Project design features identified in the Water Quality Management Plan (WQMP), included as **Appendix 10.0** to this Initial Study, such as areas draining to BMPs would address the anticipated and expected pollutants of concern during the project's operational phase. A total of two infiltration tests were conducted at a depth of 55.1 inches and 53.4 inches below existing grades to evaluate near surface infiltration rates in order to estimate the amount if stormwater runoff that can infiltrate into the onsite water quality treatment areas, which are located south of the proposed building (Pacific Geotech 2020). The infiltration test rates ranged from 11.2 inches/hour (in/hr) to 19.2 in/hr (Pacific Geotech 2020). The proposed structures onsite would be supported by compacted fill, granitic bedrock, and alluvial fan deposits. While groundwater our seepage was not encountered during the site investigation, measurements within several wells in the area indicated the depth to groundwater is between 50 to 60 feet below the existing ground surface (Pacific Geotech 2020).

As a result of these conditions, as well as the dense nature of the deeper onsite earth materials and the lower elevation of the water quality treatment areas in relation to the proposed structures, infiltration would not encroach on any structures.

Additionally, onsite landscaping would assist in minimizing the amount of runoff from the site by providing permeable areas for water infiltration and decreasing runoff volume. Infiltration through landscaped areas would serve as a water treatment function. The proposed project would also include BMPs to properly manage stormwater flow and prevent stormwater pollution by reducing the potential for contamination at the source. The BMPs could include maintaining landscaping using minimum or no pesticides, providing an adequate number of receptacles while keeping them covered, and sweeping sidewalks regularly to prevent accumulation of litter and debris, as stated in the WQMP. The mix of BMPs have been determined as part of the WQMP. The proposed project would include a permeable asphalt parking lot that would serve as an infiltration area to treat the required water quality volume for the project site (discussed further in Section VI.10.c, below). The permeable asphalt parking lot would be designed to manage water quality impacts of the project site via infiltration with an estimated capture volume of 3,210 cubic feet.

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

b) **Less Than Significant Impact.** According to the WQMP, groundwater was not encountered in the boring explorations at a depth of 15 feet at the project site. According to the Geotechnical Report, groundwater depth is expected to be greater than 50 feet. The proposed project is in the area subject to the Elsinore Basin Groundwater Management Plan (EBGMP) area. The EBGMP addresses the hydrogeologic understanding of the Elsinore Basin, evaluates baseline conditions, identifies management issues and strategies, and defines and evaluates alternatives. The primary sources of groundwater recharge in the basin are listed in the plan as:

- Recharge from precipitation – Rainfall directly to the basin.
- Surface water infiltration – Recharge from infiltration of surface waters such as streams. The San Jacinto River is the major surface water inflow. Inflow from Lake Elsinore is considered negligible.
- Infiltration from land use – Direct surface recharge from application of water for irrigation.
- Infiltration from septic tanks – Infiltration in areas serviced by septic systems in the basin.

As shown in the Department of Water Resources Bulletin 118, the Elsinore Basin, which is the major source of potable groundwater supply for Elsinore Valley Municipal Water District (EVMWD), has not been identified to be in a state of overdraft (EVMWD 2016a). Furthermore, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2016a). Upon completion the proposed project site will have drainage area of 7.77 acres, or 35.8% of the project site, which is consistent with the general plan and would allow for infiltration. The site also slopes to the east, along stormwater to drain toward Corydon Road. Therefore, the project would not impede sustainable groundwater management of the basin, and impacts are less than significant.

c)

i, ii) **Less Than Significant Impact**. Please refer to issue b) in section VI.7, Geology and Soils, for further discussion of erosion. Surface water drainage would be controlled by building regulations, with the water directed toward existing streets, flood control channels, storm drains, and catch basins. The proposed drainage for the site would not channel runoff on exposed soils, would not direct flows over unvegetated soils, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements and the countywide MS4 permit. Additionally, the project applicant is required to submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during project construction. Furthermore, the applicant is required to prepare and submit a detailed erosion control plan for City approval prior to obtaining a grading permit. Implementation of this plan would address any erosion issues associated with proposed grading and site preparation. Although future development would create new impervious surfaces on the property, development associated with the proposed project would result in opportunities for landscaped areas to be utilized for stormwater retention.

The proposed project would include a permeable asphalt parking lot at the northeast portion of the site. The parking lot would serve as an infiltration area to treat the required water quality volume for the project site; the parking area would be approximately 18,245 square feet. The permeable asphalt lot would be designed to manage water quality impacts of the project site via infiltration with an estimated capture volume of 3,210 cubic feet.

The project-specific water quality management plan provides BMPs for after construction, such as sweeping sidewalks regularly to prevent accumulation of litter and debris, etc. Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site. Additionally, the proposed permeable asphalt parking lot would reduce impacts from on- or offsite flooding. Therefore, this impact is less than significant.

iii) **Less Than Significant Impact.** The proposed project is required to comply with Wildomar Municipal Code Section 13.12.050, which requires development to comply with a MS4 Permit from the San Diego Regional Water Quality Control Board. A permeable asphalt parking lot would be constructed to treat required water quality volume for the project site water quality. The proposed project would disperse runoff to adjacent pervious areas and small collection areas where runoff could be retained. Therefore, with the construction of the permeable asphalt parking lot, increases in runoff as a result of the project would not exceed the capacity of the existing stormwater system, and impacts are less than significant.

iv). **Less Than Significant Impact.** The project site is designated by the Federal Emergency Management Agency (FEMA) as being within Zone X, indicating minimal risk of flooding (FEMA 2008). Moreover, the project site is not within a 100- or 500-year flood zone (Wildomar 2003). The total existing impervious surface area is 0.34 acres, or 4.4% of the total project site; the proposed project would result in a total of 1.32 acres of impervious surfaces, or 16.98% of the total project site. Although the proposed project would increase impervious surfaces, the project site is not located within an area of flood risk, and the proposed basins would reduce impacts from on- or off-site flooding. Therefore, impacts are less than significant.

d) **No Impact.** As provided in VI.10.c.iv, the project site is not within a flood hazard zone. The project site is not in an area that is subject to seiches, mudflows, or tsunamis due to the absence of any nearby bodies of water and mud/debris channels. Additionally, the County of Riverside identifies dam inundation hazard areas throughout the county. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The County's dam inundation zones are identified in Figure S-10 of the

Wildomar General Plan. As shown in Figure S-10, the project site is not in any dam inundation hazard zones (Wildomar 2003). In addition, the project is not in the vicinity of any levees. Therefore, the project would not be exposed to seiches, mudflows, or tsunami hazards, and no impact would occur.

e) **Less Than Significant Impact.** As provided in section VI.10.b, above, the project site is within the Elsinore Basin Groundwater Management Plan area; the proposed improvements would not conflict or obstruct implementation of the EBGMP. Additionally, the project site is in the Water Quality Improvement Plan for the Santa Margarita River Watershed Management Area. The proposed project would comply with water quality requirements set forth in the Statewide General Construction Permit, the NPDES, and the City of Wildomar Municipal Code Section 13.12 (Stormwater/Urban Runoff Management and Discharge Controls Ordinance). Additionally, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2016a). Therefore, the project would not impede sustainable groundwater management of the basin, and impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

10. Land Use and Planning

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

DISCUSSION

a) **No Impact**. The project site is mostly vacant, with a single existing residential structure. The project site is surrounded by vacant land and residences. Development of the proposed project would occur within the footprint of the two parcels (APN 382-150-001 and APN: 382-140-002) and a portion of Corydon Road that connects to the entrance of the property (see **Figure 2**, Aerial Photograph). The combination of topographical constraints and adjacent City limits restricts the potential for additional development. Additionally, as a public right-of-way for Corydon Road exists, the proposed project does not create a new roadway and does not divide an established community. Therefore, construction of the proposed project would not physically divide an established community, and no impact would occur.

b) **Less Than Significant Impact.** The City is signatory to the MSHCP and as discussed in section VI.4, Biological Resources, of this initial study, the project is required to pay fees. The City also participates in regional air quality planning as discussed in section VI.3, Air Quality. As regional planning is based on the General Plan land use designation, and the proposed project is consistent with the General Plan, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Section 3.42.090 of the Wildomar Municipal Code requires the payment of MSHCP fees at the time of issuance of a building permit.
2. Section 3.44.060 requires that the applicant pay appropriate development impact fees prior to issuance of a certificate of occupancy for the development project.
3. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.

MITIGATION MEASURES

None required.

11. Mineral Resources

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

DISCUSSION

a) **No Impact.** The City of Wildomar, including the project site, is in an area designated as MRZ-3 in the Wildomar General Plan (Wildomar 2003). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. The General Plan Open Space-Mineral Resources (OS-MIN) land use designation allows mineral extraction and processing facilities, based on the applicable Surface Mining and Reclamation Act (SMARA) classification. Those land areas held in reserve for future mining activities are also designated OS-MIN. No areas within the City boundaries are designated as OS-MIN. In addition to local regulations, all projects are required to comply with applicable state and federal regulations. As a result, no impacts would occur.

b) **No Impact.** There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan. As a result, no impacts would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

12. **Noise**

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

An acoustical assessment was prepared by Kimley-Horn and Associates, Inc. in November, 2019 (2019b) (see **Appendix 11.0**). The assessment evaluated the potential construction and operational noise and vibration levels associated with the proposed project to determine the level of impact the project would have on the environment.

The City's Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources such as arterials roads, freeways, airports and railroads. In addition, the Noise Element identifies several policies to minimize the impacts of excessive noise levels throughout the community and establishes noise level requirements for all land uses. To protect the City of Wildomar residents from excessive noise, the Noise Element contains the following policies (Kimley-Horn 2019b):

- N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used
- N 1.3 Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:
    - Schools
    - Hospitals
    - Rest Homes
    - Long Term Care Facilities
    - Mental Care Facilities
    - Residential Uses
    - Libraries
    - Passive Recreation Uses

- Places of Worship

- N 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.
- N 1.7 Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.
- N 12.1 Utilize natural barriers such as hills, berms, boulders, and dense vegetation to assist in noise reduction.
- N 12.2 Utilize dense landscaping to effectively reduce noise. However, when there is a long initial period where the immaturity of new landscaping makes this approach only marginally effective, utilize a large number of highly dense species planted in a fairly mature state, at close intervals, in conjunction with earthen berms, setbacks, or block walls.

Chapter 4.48 of the Wildomar Municipal Code, establishes the maximum permissible noise level that may intrude into a neighbor's property. According to Section 9.48.040 of the Noise Ordinance, for residential uses, the exterior noise level shall not exceed 55 dBA during daytime house (7 AM to 10 PM) and shall not exceed 45 dBA during the nighttime hours (10 PM to 7 AM).

Land uses surrounding the project are mostly residential developments and vacant land. Areas to the south and southwest are comprised of undeveloped hillsides. A vacant lot occupies the adjacent parcel to the east. Areas to the west, north, and east (beyond the adjacent parcel) are occupied by single-family residential neighborhoods. The surrounding single-family residences are considered a noise sensitive land use.

Noise Measurements

Ambient noise levels are presented in **Table 13-1**, Noise Measurements. To determine ambient noise levels in the project area, three 10-minute noise measurements were taken using a 3M SoundPro DL-1 Type I integrating sound level meter between 11:33 a.m. and 12:05 p.m. on July 24, 2019. Noise Measurement 1 was taken to represent the ambient noise level in the residential area north of the Project site; Noise Measurement 2 was taken to represent the ambient noise level northeast of the Project site near Grand Avenue and Corydon Road; and Noise Measurement 3 was taken to represent the ambient noise level east of the site in the existing single-family neighborhood. The primary noise sources during all three measurements was traffic on Grand Avenue, residential area noise, and planes flying overhead. **Table 13-1** provides the ambient noise levels measured at these locations.

Table 13-1
Noise Measurements

Site #	Location	L_{eq} (dBA)	L_{min} (dBA)	L_{max} (dBA)	Peak (dBA)	Time
1	Residential area on Richard Lane	48.1	37.9	57.0	98.6	11:33 a.m.
2	Corydon Road and Grand Avenue	63.1	49.3	78.1	100.6	11:49 a.m.
3	Residential area on Robert Street	56.1	54.8	64.5	89.4	12:05 p.m.
Source: Kimley-Horn and Associates, Inc. November, 2019. Appendix 11.						

Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Sensitive receptors near the Project are listed in **Table 13-2**, Sensitive Receptors.

Table 13-2
Sensitive Receptors

Receptor Type/Description	Distance and Direction from the Project Site
Single-Family Residential Dwelling	50 feet northeast
Single-Family Residential Dwelling	85 feet west
Single-Family Residential Neighborhood	415 feet east
William Collier Elementary	0.35-mile northwest
Elsinore First Assembly Church	0.35-mile northwest
Regency Heritage Park	0.45-mile northeast
Serenity Park	0.65-mile north
Source: Kimley-Horn and Associates, Inc. November, 2019. Appendix 11.	

DISCUSSION

a) **Less Than Significant With Mitigation Incorporated**

Construction

Construction-related, short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction of the project is complete.

Construction Noise

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods near the construction site. At the nearest, project construction would occur at 100 feet from existing single-family residences. However, it is acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the sensitive receptors.

Construction activities would include site preparation, grading, building construction, paving, and architectural coating. Such activities would require graders, scrapers, and tractors during site preparation; graders, dozers, and tractors during grading; cranes, forklifts, generators, tractors, and welders during building construction; pavers, rollers, mixers, tractors, and paving equipment during paving; and air compressors during architectural coating. Typical operating cycles for these types of

construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels.

In addition, the City's Noise Ordinance indicates that noise sources associated with private construction projects located within one-quarter of a mile from an inhabited dwelling are permitted between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through July. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. The potential for construction-related noise to affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors. Construction would occur primarily on the northeastern portion of the site approximately 50 feet from the nearest sensitive receptors. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensitive receptors.

Given the sporadic and variable nature of project construction and the implementation of time limits specified in the WMC, noise impacts would be reduced to a less than significant level. Additionally, to further reduce the potential for noise impacts, Mitigation Measure NOI-1 would be implemented to incorporate BMPs during construction. Implementation of Mitigation Measure NOI-1 would further minimize impacts from construction noise as it requires construction equipment to be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. With implementation of the mitigation measures, a less than significant noise impact would result from construction activities.

Construction Truck Trips

Construction activities would also cause increased noise along access routes to and from the site due to movement of equipment and workers. Grading of the Project site is expected to be mostly balanced with approximately 2,167 cy of import. This would result in approximately 271 soil hauling trips. It is anticipated that construction worker trips would be a maximum of 42 trips per day during the estimated 278 days for the building construction phase. Approximately 12 vendor trips per day are anticipated during the building construction phase. Mobile source noise would increase along access routes to and from the Project during construction. However, this source of noise would be temporary and would cease upon Project completion. It is anticipated that hauling would occur along major City roadways, which are collector streets. These include Grand Avenue, Corydon Road, Mission Trail, and Bundy Canyon Road. While individual trucks will generate noise as they pass by a receptor, the intermittent noise would not exceed a noise threshold which is based on hourly or daily noise levels. Additionally, construction activities would only take place within the allowable hours specified by Municipal Code Section 9.48.020. Therefore, short-term construction-related impacts associated with worker commute and equipment transport to the Project would be less than significant.

Operations

Implementation of the proposed project would create new sources of noise in the Project vicinity. The major noise sources associated with the project that would potentially impact existing and future nearby residences include off-site traffic noise, mechanical equipment, and parking area noise.

Off-Site Traffic Noise

Future development generated by the project would result in additional traffic on adjacent roadways, increasing vehicular noise near existing and proposed land uses. The project is projected to generate a maximum daily of approximately 146 two-way trips. The maximum daily peak hour would have approximately 65 trips. However, it is important to note that the peak hour traffic to and from the site is different than typical traffic peak hours. Visitors would arrive and depart during certain times depending on appointed retreats and programs. As most retreats occur during weekends and holidays, the times would likely not overlap with peak hour commute times. The project would not affect traffic noise on nearby residences.

Mechanical Equipment

Typically, mechanical equipment noise is 52 dBA at 50 feet from the source. The HVAC units would be located as close as approximately 600 feet away from the closest receptors and would not be audible at this distance. As the Project would not place mechanical equipment associated adjacent to residential uses, noise from the HVAC units would not be perceptible at the nearest residents.

Parking Areas

Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. The instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys range from 53 to 61 dBA and may be an annoyance to adjacent noise-sensitive receptors.[3] Conversations in parking areas may also be an annoyance to adjacent sensitive receptors. Sound levels of speech typically range from 33 dBA at 50 feet for normal speech to 50 dBA at 50 feet for very loud speech.[4] The parking area is located approximately 80 feet from the property line. At this distance, noise from parking areas would attenuate to approximately 47.2 dBA for noises generated by car door slamming, engine starting up and car pass-bys while noise from speech would attenuate to approximately 36.2 dBA. Therefore, the proposed parking would not result in substantially greater noise levels than currently exist at the project site. Noise associated with parking lot activities is not anticipated to exceed the County's Noise Standards or the California Land Use Compatibility Standards during operation. Therefore, noise impacts from parking lots would be less than significant.

b) **Less Than Significant Impact.** Once operational, the project would not be a source of groundborne vibration. Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) would be conservative. The types of construction vibration impacts are human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Groundborne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The nearest sensitive receptors are the residential uses approximately 50 feet to the northeast. At 100 feet the vibration velocities from construction equipment would remain below the FTA's threshold. It is also acknowledged that construction activities would occur throughout the project site and would not be concentrated at the point closest to the nearest residential structure. Therefore, vibration impacts associated with the project would be less than significant.

c) **Less Than Significant Impact.** The project is not located within an airport land use plan. There is no public airport or public use airport located within two miles of the project site; however, the nearest private airstrip is the Skylark Airport located approximately 1.25 miles northwest of the project site. The proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, impacts are less than significant**.**

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by the City of Wildomar Municipal Code Sections 9.48.020 and 15.04.010, all construction and general maintenance activities shall be limited to the hours 7:00 AM and 6:00 PM from October through May (Monday–Saturday), and between 6:30 AM and 6:00 PM (Monday–Saturday) from June through September. No construction is permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.

MITIGATION MEASURES

NOI-1 Prior to Grading Permit issuance, the Project applicant shall demonstrate, to the satisfaction of the City of Wildomar Planning Department that the Project complies with the following:

a) Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.

b) Property owners and occupants located within 200 feet of the Project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed Project. A sign, legible at a distance of 50 feet shall also be posted at the Project construction site. All notices and signs shall be reviewed and approved by the City of Wildomar Planning Director (or designee), prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.

c) The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint, determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.), and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Planning Director (or designee). All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

d) Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the Planning Director (or designee) that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.

e) Construction haul routes shall use major roadways to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.).

f) During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

g) Construction activities shall not take place outside of the allowable hours specified by the City's Municipal Code Section 9.48.020, (6:00 a.m. and 6:00 p.m. during the months of June through September and 7:00 a.m. to 6:00 p.m. during the months of October through July).

13. **Population and Housing**

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

DISCUSSION

a) **Less Than Significant Impact.** The proposed project would not include new housing therefore there would be no population growth. Therefore, impacts to population growth is less than significant.

b) **No Impact.** The proposed project would retain the existing home on site, therefore there is no impact on the potential to displace housing.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

14. Public Services

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

DISCUSSION

a) **Less Than Significant Impact.** The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 61 is located at 32637 Gruwell Street, approximately 1.82 miles southeast of the project site, and would respond to calls for service from the proposed project. In addition to Fire Station 61, several other Riverside County and Murrieta Fire Department stations in the surrounding area would be able to provide fire protection services to the project site under mutual aid agreements if needed. A standard condition of approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard City development impact fees, which include a fee for fire service impacts. The proposed project is not expected to result in activities that create unusual fire protection needs. Refer to section VI.20, Wildfire, for specific analysis related to fire hazards. As such, any impacts are considered less than significant.

b) **Less Than Significant Impact.** Police protection services are provided in Wildomar by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 3.93-miles northwest of the project site. Traffic enforcement is provided in this area of Riverside County by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel.

For the purpose of establishing acceptable levels of service, the Sheriff's Department strives to maintain a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (Wildomar 2018a). As discussed in Issue a) in section VI.14, Population and Housing, there will be no population growth associated with the proposed project. The meditation services are not expected to substantially increase the demand for police protection services. Regardless, pursuant to section 3.44 of the Municipal Code, the project applicant is required to pay standard development impact fees, which include a fee for police service impacts to offset potential demand associated with development. Therefore, this impact is less than significant.

c) **Less Than Significant Impact.** The project site is in the Lake Elsinore Unified School District (LEUSD) and is served by Wildomar Elementary School, Brown Middle School, and Elsinore High School. As

discussed in Issue a) in section VI.14, Population and Housing, the project would not increase the City's population. The City provides a Notice of Impact Mitigation Requirement to an applicant for a building permit, who then works with the school district to determine the precise amount of the fee. Once the fee has been paid in full, LEUSD prepares and provides a certificate to the City demonstrating payment of the fee. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact is less than significant.

d) **Less Than Significant Impact.** The City of Wildomar owns and manages three public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, and Windsong Park. The City requires 3 acres of neighborhood and community parkland per 1,000 residents. The proposed project would not create housing or additional population that would create a demand on public parks. See Section VI.16 for discussion of project impacts to recreational facilities. Project impacts to parks is less than significant.

e) **Less Than Significant Impact.** Development of the project would not result in an increase in the demand for other public facilities as there are no new residents. As substantiated in Issue a) in section VI.14, Population and Housing, the proposed project would not have significant impacts on population growth. The proposed project is not expected to result in activities that create unusual demands on other public facilities; impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project applicant is required to comply with the requirements of the Riverside County Fire Department and pay standard development impact fees for fire service impacts (Wildomar Municipal Code Section 3.44).
2. The project applicant is required to pay standard development impact fees for police service impacts (Wildomar Municipal Code Section 3.44).
3. The City will require that the project applicant work with the LEUSD to determine the precise amount for the Notice of School Impact Mitigation, and demonstrate payment of the fee prior to issuance of a building permit.

MITIGATION MEASURES

None required.

15. Recreation

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

DISCUSSION

a) **No Impact.** The City of Wildomar owns and manages three public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, and Windsong Park. The City uses a level of service standard to calculate park improvement impact fees—3 acres per 1,000 residents—the same ratio specified in the Quimby Act for park land acquisition (Wildomar 2015). The project would not result in an increase in population. Therefore, the construction of new park space or other citywide recreational facilities would not be required. There would be no impact related to the physical deterioration of existing recreation parks or other recreational facilities.

b) **No Impact.** The proposed project would not require the construction or expansion of offsite recreational facilities. Furthermore, the proposed project would neither increase population through construction of homes nor induce population growth that would require expanded recreational facilities therefore there is no impact.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

16. **Transportation**

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

The City's Traffic Impact Analysis Preparation Guide provides minimum criteria for when a traffic impact study may be required. A project may be exempt from Traffic Impact Analysis requirements if the anticipated trip generation for the site is less than 100 vehicle trips during the peak hours. The proposed project is not expected to have high enough traffic volume to warrant established trip generation rates, nor do these sites have documented traffic behaviors for similar sites as they are rare and unique in nature. A traffic statement memorandum for the proposed project was prepared by Kimley-Horn and Associates, Inc. on January 29, 2020 (2020).

Trip Generation

The Meditation Room is the driving factor for trip generation for this site, and the number of people using the Meditation Room is the maximum number of people that could be on site at one time. The proposed maximum available seating is 120 seats and is only assumed if the entire Meditation Room is full with each visitor given a five foot radius area to place their seat and not intrude on other visitors space.

Peak hour of traffic to or from the site is likely different than typical traffic peak hours. With appointed retreats and programs, people will arrive and depart during certain times which likely would not overlap with peak hour commute times.

In addition to using the ITE Trip Generation Manual for estimating trips, an assumption of trip generation is made by Kimley-Horn based on the specifics of this site to account for Won Meditation Center not being a typical church land use since it includes overnight lodging and larger than normal seating configurations. The parking requirement for the site is 1 parking space per 3 seats, which equals 40 parking spaces for the proposed maximum 120 seats. This accounts for carpooling that is anticipated to occur because of the scheduled appointments. There are 43 beds on site, which aligns with the parking requirement. The site is providing 52 parking spaces, which would be considered maximum capacity of vehicles.

As shown in **Table 17-1,** Trip Generation Summary, the proposed project is anticipated to generate a total of 104 daily trips and 52 peak hour trips. A summary of the weekday peak and highest trip generation rate from these uses and the resulting peak hour traffic generation characteristics from applying those to the square footage of the proposed site are provided in Table 17-1. Trip generation

was estimated for the daily traffic, a typical weekday a.m. and p.m. peak hour, and the highest peak hour for site traffic.

Table 17-1
Trip Generation Summary

Land Use	Source	Units	Weekday				Time of Highest Trip Generation			
			Rate	Daily Trips	AM-Peak Hour	PM-Peak Hour	Highest Trip Time	Rate	Daily Trips	Daily Peak Hour
Church	ITE (560)	7.840 ksf / 120 seats	6.95 / ksf	55	2 in / 1 out	2 in / 2 out	Sunday	1.21 / seat	146	65
Won Meditation Center	Kimley-Horn Estimate	52 parking spaces	Assumed to operate like a church				Beginning and end of programs	2 / parking space	104	52

Source: Kimley-Horn and Associates, Inc. January 29, 2020. Appendix 11.

a) **Less Than Significant Impact.** The General Plan Policy C 2.1 establishes a level of service of C for most roadways, allowing for D or E in certain circumstances. Policy C 2.2 applies the traffic study guidelines to all new projects. In this instance, the proposed project does not generate sufficient peak hour traffic to warrant a full traffic impact analysis. With so few peak hour trips, the project traffic impacts are considered less than significant.

Public Transit and Bicycle Plans

The Riverside Transit Agency (RTA) Bus Route 8, Lake Elsinore-Wildomar Loop, operates along Grand Avenue which is adjacent the project site's north-northeastern boundary. Additionally, Nathan K. Bouchard Memorial Trail (west-east multi-use trail) is approximately 0.10 miles northeast of the project site, located at the Corydon and Grand Avenue intersection (Wildomar 2019). The proposed project will pave the Corydon Road leg of the intersection with Grand Avenue, extending it to the site. The improvements will be consistent with City development standards and will be checked for compliance as part of the City's review process. The City's standards provide for pedestrian and bicycle traffic along roadways. Therefore, because the proposed project would not conflict with any adopted standards, plans, or programs related public transit, bicycle, or pedestrian facilities, impacts are less than significant.

Roadways and Intersections

Based on the estimated trip generation, the proposed project would not exceed 100 trips during any hour of any day. Most days the proposed project would result in very few trips to and from the site. Large programs with maximum capacity would be anticipated to be around 52 trips in an hour, and not last longer than an hour.

The proposed project volumes would be adequately handled with the existing single lane in each direction west of Grand Avenue (eastbound Corydon Road) and current signal configuration. The proposed project would generate less than significant impacts to the road network.

b) **Less Than Significant Impact**. According to CEQA Guidelines Section 15064.3 subdivision (b), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects that would decrease vehicle miles traveled compared to existing conditions should be considered to have a less than significant transportation impact. The project would result in the construction of a meditation retreat center and would serve residents that live within the project area.

The proposed project would generate 104 daily trips and the VMT associated with the proposed project would be negligible when compared to the region as a whole. The City is working with WRCOG in the development of VMT to apply from both a regional and city perspective. The City will take action on VMT prior to the July 2020 requirement, and will use LOS until the VMT for the City is adopted. As noted in a) above, the proposed project does not generate sufficient peak hour trips to affect the existing LOS on either Corydon Road or Grand Avenue. Therefore, the project would not conflict with Section 15064.3 subdivision (b), and a less than significant impact would occur.

c) **Less Than Significant Impact.** The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The proposed project would be reviewed for compliance with these standards as part of the City's review process. The extension of Corydon Road will be straight as shown on **Figure 3**, and would be constructed to City standards forming the fourth leg of an existing signalized intersection at Grand Avenue. As the roadway is straight, designed to City standards, and connects to an existing signalized intersection, impacts are less than significant.

d) **Less Than Significant Impact.** The proposed project would provide one vehicular access point to the site, which includes one driveway along Corydon Road. Access to the project site would be reviewed by the City and the CAL FIRE / Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code. Therefore, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit on the project site, the project applicant shall pay all development impact fees (Wildomar Municipal Code Section 3.44).
2. Prior to issuance of any building permit on the project site, the project applicant shall demonstrate payment of the Western Riverside Transportation Uniform Mitigation Fee (Wildomar Municipal Code Section 3.40).
3. As required by Municipal Code section 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure adequate emergency access.

MITIGATION MEASURES

None required.

17. Tribal Cultural Resources

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

DISCUSSION

a i, ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site does not contain any structures or resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k) (see section VI.5, above).

In accordance with Senate Bill (SB) 18, the Native American Heritage Commission was contacted to obtain a list of tribes that may have cultural association with the project site and its local vicinity. Assembly Bill (AB) 52 established a formal consultation process for California tribes within the CEQA process. The Bill specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and that are either listed on, or eligible for, the California Register of Historical Resources or a local historic register, or the lead agency chooses to treat the resource as a significant resource.

The City notified tribes that requested to be alerted of new projects on April 3, 2020, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Mission Indians; the Rincon Band of Luiseño Indians and Soboba Band of Mission Indians responded. The Rincon Band of Luiseño Indians indicated that they had no additional information to provide and did not request consultation; the Soboba Band of Mission Indians requested consultation. The City of Wildomar consulted with the Soboba Band of Mission Indians on May 12, 2020.

The City works closely with the tribes and consults on all projects before the City. The Pechanga Band of Mission Indians provided updated cultural and tribal mitigation measure language which the Soboba Band of Mission Indians agreed upon. These mitigation measures have been incorporated into this IS/MND.

With the inclusion of mitigation measures **TRI-1** through **TRI-6** and **CUL-1** and **CUL-2**, impacts to tribal cultural resources would be mitigated to a less than significant impact with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

Refer to mitigation measures **CUL-1** and **CUL-2** in section VI.5 of this document.

TRI-1 **Inadvertent Archeological Find.** If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).

g. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

h. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

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

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

l. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning Director for decision.

The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council."

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

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

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

b. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Wildomar Planning Department:

i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: *During grading activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-3 **Archeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

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

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

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

d. Project grading and development scheduling;

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

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

Timing/Implementation: *Prior to issuance of grading permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the

Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: *During ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

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

Timing/Implementation: *During ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

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

Timing/Implementation: *Prior to final inspection*

Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department

18. Utilities and Service Systems

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

DISCUSSION

a,c) **Less Than Significant Impact.**

Wastewater Treatment

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

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors specified in the 2016 Sewer System Master Plan. The recommended generation rates are determined according to land use designation. The wastewater generation rate in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the 2016 Sewer System Master Plan is 706 gallons per day (gpd)/acre for public institutional (EVMWD 2016b). The proposed Meditation Hall Building would be 8,738 square feet, Guesthouse #01 would be 3,404 square feet, and Guesthouse #02 would be 2,687 square feet.

Table 19-1, Project-Wastewater Generation, shows the amount of wastewater generation based on the proposed improvements and wastewater generation factors.

Table 19-1
Project-Wastewater Generation

Improvement	Size (square feet)	Size (acre)	Wastewater Duty Factor (gpd/ac)	Total (gpd)
Meditation Hall Building	8,738	0.20	706	141.2
Guesthouse #1	3,404	0.08	706	56.48
Guesthouse #2	2,687	0.06	706	42.36
Total:	14,829	0.34	-	**240.04**

Source: EVMWD 2016b. 2016 Sewer System Master Plan Final Report. August 2016.

As shown in Table 3-4, Lift Station Summary, of the 2016 Sewer System Master Plan, there are 29 lift stations that serve the Regional WRF (EVMWD 2016b). Wastewater produced by the proposed project would be drawn by the B-3 Regional Lift Station, approximately 0.75-mile northeast of the project site, at 32533 Corydon Street. The B-3 Lift Station has two pumps and a capacity of 1,400 gallons per minute (gpm), or 2,016,000 gpd (EVMWD 2016b). The Regional WRF has an average daily intake of 5.46 million gallons per day (mgd) with a flow capacity of 8 mgd and a peak flow capacity of 17.6 mdg (EVMWD 2016b). Therefore, the Regional WRF has an excess daily intake capacity of approximately 2.54 mgd. In addition, the RWRF also has a planned capacity expansion to 18.2 mgd by 2040 (EVMD 2016a).

The proposed project would result in an increase of approximately 0.009 percent[1] of the remaining wastewater flow capacity of the Regional WRF, and would be even less with implementation of the future expansion of the WRF. Therefore, based on wastewater generated by the project, the current capacity of the Regional WRF would be able to accommodate the wastewater flows generated from the proposed project. The proposed project impacts to wastewater treatment is less than significant.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The EVMWD supplies water to the surrounding area and would supply water to the project site. Water line improvements at the project site would be constructed in accordance with Title 13, Public Services, of the Wildomar Municipal Code.

EVMWD purchases water from the Western Municipal Water District (WMWD) from two different sources (EVMWD 2016a). One source of purchased water from WMWD is treated at the Metropolitan Water District's Skinner Filtration Plant, which blends primarily Colorado River water and a small amount of State Water Project water. The other source of purchased water from the WMWD is conveyed from the Temescal Valley Pipeline and treated at the Mills Filtration Plant (EVMWD 2016a). Surface water from Canyon Lake (Railroad Canyon reservoir) is treated at Canyon Lake Water Treatment Plant. The water treatment facilities, their capacities, and remaining available treatment capacities are shown in **Table 19-2**, EVMWD Water Treatment Facilities.

[1] 240.04 gpd / 2,540,000 gpd = 0.0000945 = 0.0094 percent.

Table 19-2
EVMWD Water Treatment Facilities

Treatment Plant	Capacity (mgd)	Average Daily Intake[1] (mgd)	Remaining Treatment Capacity (mgd)
Canyon Lake Water Treatment Plant	9	4.5	4.5
Skinner Filtration Plant[1]	630	220	410
Mills Filtration Plant[1]	220	90	130
Total:	859	314.5	**544.5**

Source: EVMWD 2016a, MWD 2017.
[1] Estimates based on average of Skinner and Mills daily effluent graphs.

As shown in **Table 19-2**, the EVMWD water treatment facilities have a remaining water treatment capacity of approximately 544.5 mgd. Based on water generations rates in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the Sewer System Master Plan, the water duty factors for the site's uses would be 700 gpd/acre for limited industrial (EVMWD 2016b). **Table 19-3**, Project-Water Generation, shows the amount of water demand based on the proposed improvements and water duty factors.

Table 19-3
Project-Wastewater Generation

Improvement	Size (square feet)	Size (acre)	Water Duty Factor (gpd/ac)	Total (gpd)
Meditation Hall Building	8,738	0.20	1,700	340
Guesthouse #1	3,404	0.08	1,700	136
Guesthouse #2	2,687	0.06	1,700	102
Total:	14,829	0.34	-	**578**

Source: EVMWD 2016b. 2016 Sewer System Master Plan Final Report. August 2016.

As provided in **Table 19-3**, the project would result in a water demand increase of 571 gpd. This is less than 0.001 percent[2] of the remaining treatment capacity of the EVMWD water treatment facilities. Therefore, based on water demands of the project, the current capacity of the EVMWD treatment facilities would be able to accommodate the water demands generated from the proposed project. The proposed project impacts to water treatment is less than significant.

Furthermore, according to EVMWD, there would be available water and sewer to serve the proposed project (EVMWD 2019). Therefore, impacts are less than significant.

Stormwater Drainage

Stormwater drainage impacts are addressed in section VI.10.c.iii, above. The proposed project would preserve existing drainage patterns to help maintain the time of concentration and infiltration rates of

[2] 578 gpd / 544,500,000 gpd = 0.00000106 = 0.0001 percent.

runoff and decrease peak flows. Additionally, the proposed project directs runoff from impervious areas to adjacent landscaping, other pervious areas, and small collection area where runoff can be retained.

Runoff would be directed downhill to the parking area where the permeable asphalt lot would serve as an infiltration area. The parking area would be designed to capture an estimated 3,210 cubic feet of water.

Additionally, the BMP facilities implemented by the proposed project would improve water quality. Impacts are less than significant. Stormwater drainage improvements would not exceed the capacity of storm drain systems, in accordance with the City of Wildomar Municipal Code Section 13.12.050 and the MS4 Permit from the San Diego Regional Water Quality Control Board.

Electricity and Natural Gas

The project site would require connection to utilities such as natural gas lines in the vicinity of the site in accordance the installation requirements of City of Wildomar Municipal Code Section 16.40.010. The applicant would be responsible for payment of electricity and gas connections as well as use of the utility. As described in section VI.6, Energy, the project would not result in energy use such that new or expanded facilities is required. Therefore, impacts are less than significant.

b) **Less Than Significant Impact**. The project site is within the service boundary for the EVMWD. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. EVMWD has a total of 13,128.2 acre-ft/year of groundwater rights and safe yield (EVMWD 2016a). The EVMWD has the ability to obtain a capacity of 26,296 acre-feet per year (23.4 mgd) during average years and wet years (EVMWD 2016a).

The proposed project is expected to be developed by 2022. As shown in the 2015 Urban Water Management Plan, the projected 2020 water demand and supply would be 36,205 acre-feet per year and 44,052 acre-feet per year (EVMWD 2016a). Therefore, the supply would exceed the demand by 7,847 acre-feet/year. Thus, this impact is less than significant because there would be sufficient water supply to service the proposed project.

d) **Less Than Significant Impact.** The main disposal site that would serve the project site is the El Sobrante Landfill in Corona. The landfill is projected to reach its full capacity of 209,910,000 cy in 2051 (CalRecycle 2019). The landfill covers approximately 1,322 acres and has a maximum permitted throughput of approximately 16,054 tons/day (CalRecycle 2019). The El Sobrante Landfill has a remaining capacity of 143,977,170 tons (CalRecycle 2019).

The California Department of Resources Recycling and Recovery's (CalRecycle) sample solid waste generation rates for public/institutional is 0.007 pound per square foot per day (CalRecycle 2016). The proposed Meditation Hall building is 8,738 square feet and would generate (8,738 square feet x 0.007 lb/sq ft/day = 61.166/day) 61.2 lb/day of solid waste. The proposed Guesthouse #1 3,295 square feet and would generate (3,404 square feet x 0.007 lb/sq ft/day = 23.828 lb/day) 23.8 lb/day of solid waste. The proposed Guesthouse #2 2,687 square feet and would generate (2,687 square feet x 0.007 lb/sq ft/day = 18.809 lb/day) 18.8 lb/day of solid waste. Collectively, these proposed structures would generate 103.8 lb/day of solid waste.

This increase would be 0.000323 percent[3] of the landfill's daily maximum permitted throughput and could be accommodated. Therefore, the project impacts on landfill capacity is less than significant**.**

e) **Less Than Significant Impact**. Solid waste would be generated during construction and operation of the proposed project. The Solid Waste Reuse and Recycling Access Act of 1991 requires that adequate areas be provided for collecting and loading recyclable materials such as paper, products, glass, and other recyclables. City of Wildomar Municipal Code Section 8.104 regulates solid waste handling and mandates that sufficient receptacles be in place onsite to accommodate refuse and recycling. Compliance with state law and the City's Municipal Code would ensure the project would result in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.
2. As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with the installation requirements for undergrounding utilities.
3. As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.

MITIGATION MEASURES

None required.

[3] 103.8 lb/day = 0.0519 ton/day

0.0519 tons/day / 16,054 tons/day =0.00000323 or 0.000323 percent.

19. **Wildfire**

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

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

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones (VHFHSZ). The project site is located in a non-VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2019 CBC. Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize the risk of loss due to wildfires.

Development on the project site would be subject to compliance with the CBC. Moreover, the City of Wildomar is under the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan, which provide guidance to effectively respond to and mitigate emergencies, including wildfires. Furthermore, the proposed project would not conflict with adopted emergency response or evacuation plans. The surrounding roadways would continue to provide emergency access to the project site and

surroundings during construction and postconstruction. In addition, as with all projects in the City of Wildomar, mitigation measures **HAZ-1** and **HAZ-2**, which require conformance with the CBC and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

b) **Less Than Significant with Mitigation Incorporated.** The northeastern portion of the project site is developed, and the remainder of the site is undeveloped and vacant. The topography of the site is gently to moderately sloped from the north/northeast to the south/southwest, with most of the parcel occurring in the hills/mountains and development occurring on the flatland and lower limits of the hillslopes. The City does not have high-speed prevailing winds, and average wind speeds are approximately 6 miles per hour during the windier part of the year, from November to June (Weather Spark 2019).

Development of the site with the proposed improvements would reduce the amount of exposed vegetation that could be used as fuel on the site. Therefore, the project and site conditions would not contribute to an increase in exposure to wildfire risk. Additionally, development on the project site would be subject to compliance with the CBC. Moreover, the City of Wildomar is under the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires. The project site is not within a VHFHSZ; however, as with all projects in the City of Wildomar, mitigation measures **HAZ-1** and **HAZ-2,** which require conformance with the CBC and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

c) **Less Than Significant Impact**. The project site would require expansion of connection to utilities such as electricity, water, and sewer. The project applicant is required to pay for connections and maintenance of onsite utility infrastructure. The utilities would be installed to meet service requirements. The project site is not within a VHFHSZ. The construction of infrastructure improvements for the project would not directly increase fire risk, and impacts are less than significant.

d) **Less Than Significant Impact**. As discussed in Section VI.7 and VI.10 respectively, above, the project site is not within a landslide hazard area or a flood plain. Historical geographic mapping does not show any flooding or safety concerns caused by the drainage. Construction activities related to the proposed project would be subject to compliance with the CBC and would include BMPs. BMPs may include but are not limited to covering of the soil, use of a dust-inhibiting material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. Operationally, drainage at the project site would be improved post-construction by utilizing a permeable asphalt parking lot for infiltration. Therefore, with implementation of BMPs, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None Required.

MITIGATION MEASURES

Implementation of mitigation measures **HAZ-1** and **HAZ-2** in Section VI.9 of this document.

V. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

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

a) **Less Than Significant Impact with Mitigation Incorporated.** Based on the evaluations and discussion in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment because a portion of the site is currently developed and disturbed. As discussed in section VI.5, Cultural Resources, with implementation of mitigation measures **CUL-1** and **CUL-2** and **TRI-1** through **TRI-6,** the proposed project would have a less than significant impact on archaeological resources. Furthermore, as discussed in section VI.7, Geology and Soils, the proposed project would have a less than significant impact on geological and paleontological resources with implementation of mitigation measure **GEO-1**, which requires the project to incorporate recommendations of the geotechnical report. Moreover, with implementation of mitigation measures **CUL-1** and **CUL-2** and **TRI-1** through **TRI-6**, the proposed project would have a less than significant impact to tribal cultural resources. With implementation of **HAZ-1** and **HAZ-2**, as discussed in section VI.8, Hazards and Hazardous Materials, and section VI.20, Wildfire, the proposed project would result in a less than significant impact with respect to wildfire with conformance to building codes and City standards. Therefore, the proposed project would not significantly affect the environment after implementation of the mitigation measures in this IS/MND. Therefore, any impacts would be considered less than significant with mitigation incorporated.

b) **Less Than Significant Impact with Mitigation Incorporated.**

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. This project and other projects in Wildomar are required to comply with the City's light pollution ordinance. The project is proposed in a developing region of the City and is consistent with the General Plan. While the proposed building may obscure views of surrounding ridgelines from proximate public vantage points, the proposed project, in combination with other development in the vicinity would not significantly impact any scenic vistas. Therefore, the proposed project would have a less than cumulatively considerable impact to aesthetics.

Agriculture and Forestry Resources

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

Air Quality

The South Coast Air Quality Management District's approach for assessing cumulative impacts are based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in section VI.3, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan.

Cumulative Short-Term Emissions

The SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. The project construction-related emissions by themselves would not have the potential to exceed the SCAQMD significance thresholds for criteria pollutants. Since these thresholds indicate whether individual project emissions have the potential to affect cumulative regional air quality, project-related construction emissions would not be cumulatively considerable. The SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. With the compliance of these strategies, the proposed project would not exceed thresholds by the SCAQMD.

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

Cumulative Long-Term Impacts

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. With the implementation of

applicable SCAQMD rules and regulations, the proposed project's operational emissions would not exceed SCAQMD thresholds as they would alleviate potential impacts related to cumulative conditions on a project-by-project basis. As a result, operational emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

Biological Resources

The eastern portion of the project site is developed, and the remainder of the site is undeveloped and vacant. While the project site is within a Criteria Cell, the project site is in the southern portion of the cell and is not identified for conservation. Implementation of mitigation measure **BIO-1** would reduce impacts associated with biological resources through the payment of MSHCP mitigation fees and conducting pre-construction burrowing owl survey. The proposed project would have a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, mitigation measures **CUL-1** and **CUL-2** and **TRI-1** through **TRI-6** would reduce the potential impacts associated with development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Energy

Construction and operation of the improvements would result in an increase in energy. Construction energy would be temporary and normal of development in the region. Section VI.6, Energy, analyzed the project's cumulative contribution to energy in the region and determined the project would have a less than cumulatively considerable environmental impact to energy.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site specific, and project development would not contribute to seismic hazards or soil erosion. Implementation of mitigation measure **GEO-1** would result in decreased exposure to the risks associated with seismic activity. Therefore, impacts are expected to be less than cumulatively considerable**.**

Greenhouse Gas Emissions

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

Regarding goals for 2050 under Executive Order S-3-05, at this time it is not possible to quantify the emissions savings from future regulatory measures, as they have not yet been developed. Nevertheless, it is anticipated that operation of the proposed project would comply with all applicable measures that state lawmakers decide would lead to an 80 percent reduction below 1990 levels by 2050.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. The project site is not within a Very High Fire Severity Zone. Implementation of mitigation measures **HAZ-1** and **HAZ-2** would ensure that the proposed project complies with California Building Code, Fire Code, and City standards in regard to fire hazards.

Compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed project and the WQMP and SWPPP prepared for the project would protect the quality of water discharged from the site during both construction and operational activities. The site is not located within a flood hazard zone. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed project is consistent with the existing land use designation of the General Plan, the project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

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

Noise

As discussed in section VI.13, Noise, the proposed project would comply with all applicable noise standards and would have less than significant direct impacts related to construction and operational noise. It is possible that other construction projects in the vicinity could overlap with activity on the proposed project site, but other such projects are required to mitigate their construction noise impacts. Any combined impacts would be temporary, constituting intermittent annoyance perhaps, but not a significant cumulative noise impact. Therefore, the proposed project would have a less than cumulatively considerable impact related to noise.

Population and Housing

Since the project site will retain the existing single-family home, and no other structures exist on the site, no housing units or people would be displaced, and the construction of replacement housing is not required. Therefore, the project would have a less than cumulatively considerable impact related to population and housing.

Public Services

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

Recreation

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, would not significantly increase the demand for recreational space. Additionally, as a standard condition of approval, the project applicant is required to pay development impact fees to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

Transportation

Cumulative traffic impacts are created as a result of a combination of the proposed project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the project. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact. As enforced by City Municipal Code Chapter 3.40, the Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Municipal Code Chapter 3.44), the project applicant will be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions. Specifically, this will be accomplished through the payment of the Western Riverside County Transportation Uniform Mitigation Fee, City of Wildomar development impact fees, and a fair-share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. The project's impacts to cumulative traffic conditions would be less than cumulatively considerable.

Tribal Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, mitigation measures **CUL-1** and **CUL-2** and **TRI-1** through **TRI-6** would reduce the potential impacts to tribal cultural resources associated with development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Utilities and Service Systems

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

Wildfire

Development of the project site would not exacerbate wildfire risk for the region; the project site is not located within a Very High Fire Severity Zone. Implementation of mitigation measures **HAZ-1** and **HAZ-2 and** Compliance with California Building Code, Fire Code, and other applicable federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. Although a number of impacts were identified as having potential to significantly impact humans, with implementation of the identified mitigation measures and standard conditions and requirements, these impacts are less than significant. With implementation of the identified mitigation measures, the proposed project is not expected to cause significant adverse impacts to humans. Mitigation measures **CUL-1** and **CUL-2** and **TRI-1** through **TRI-6** reduce impacts associated with cultural, archaeological, and tribal cultural resources; mitigation measure **GEO-1** reduces impacts associated with earthquake faults and soils hazards. Therefore, the project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, because this document analyzes long-term and short-term impacts and mitigates all potential impacts to a less than significant level, the proposed project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

c) **Less Than Significant Impact with Mitigation Incorporated**. The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. Although a number of impacts were identified as having potential to significantly impact humans, with implementation of the identified mitigation measures and standard conditions and requirements, these impacts are less than significant. With implementation of the identified mitigation measures, the proposed project is not expected to cause significant adverse impacts to humans. Mitigation measures **CUL-1** and **CUL-2** and **TRI-1** through **TRI-6** reduce impacts associated with cultural, archaeological, and tribal cultural resources; mitigation measure **GEO-1** reduces impacts associated with earthquake faults and soils hazards. Therefore, the project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, because this document analyzes long-term and short-term impacts and mitigates all potential impacts to a less than significant level, the proposed project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

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