

Appendix 1.0

National Environmental Protection Act (NEPA) Environmental Report

ENVIRONMENTAL REPORT

PALOMAR STREET WIDENING

City of Wildomar

Project Description and Location

The project site is the portion of Palomar Street from Meadow Ridge Lane to the eastern city limits, and the portion of Clinton Keith Road from Renaissance Plaza to Stable Lanes Road, and the portion of Clinton Keith Road that intersects Palomar Street (see Figure 1, *Regional Location*, Figure 2, *Local Vicinity*, Figure 3, *Aerial Photograph*, and Figure 4, *Site Plan*). The proposed project would improve connectivity for active transportation users by filling in sidewalk and trail gaps and adding bicycle lanes along Palomar Street and Clinton Keith Road, and increasing the Palomar Road from two-lanes to four-lanes.

Land Ownership and Land Use

- 1) Ownership: The project site is owned by the City of Wildomar. The project site does not include any formally classified lands such as parks, wilderness areas, state or national forests, etc. as the project site consists of existing roadway.
- 2) Current Land Use: The project site consists of existing roadway in the City. There trees and vegetation adjacent to the paved roadways. See Figure 2, *Aerial Photograph*.
- 3) Land Use Designation and Zoning: The existing roadway does not have a land use; the land use designations for the surrounding areas are MDR, LDR, VLDR, and CR, and the zoning designations are R-R, R-1, R-3, R-4, M-SC, C-P-S, C-1/C-P, and C-O (Wildomar 2018a; Wildomar 2018b).
- 4) Low Income or Minority Populations: There is no housing or population located on the project site. See Figure 2, *Aerial Photograph*. The project would improve connectivity for active transportation users by filling in sidewalk and trail gaps and adding bicycle lanes along Palomar Street and Clinton Keith Road, and increasing the Palomar Road from two-lanes to four-lanes, which would help better serve the population, including low income and minority populations, in the adjacent neighborhoods. Additionally, according to CalEnviroScreen, the project area results range from 10 percent to 50 percent, indicating that the project area does not consist of a predominantly disadvantaged community (OEHHA 2020). The proposed project would not have any adverse impact in accordance with 1970 Subpart E-Environmental Justice.
- 5) Intergovernmental Review: The City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project. The IS/MND identified significant environmental issues in the following topic areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire. However, with the implementation of mitigation measures, these impacts would be reduced to less than significant.
- 6) Phase I Environmental Site Assessment (ESA): As indicated in the IS/MND, the project site is not listed on the EnviroStor or GeoTracker databases and would not expose people or structures to hazards, therefore, a Phase I ESA is not required (DTSC 2019; SWRCB 2015).

Categorical Exclusion

Environmental policies and procedures for programs administered by the Rural Development are subject to Section 1970 of the Code of Federal Regulations, Title 7 (7 CFR § 1970). 7 CFR § 1970.51 specifies classes of actions that constitute “categorical exclusions” or CEs under National Environmental Protection Act (NEPA), as they do not individually or cumulatively have a significant effect on the human environment and therefore do not require further environmental review under NEPA. To find that a proposal is categorically excluded, the Agency must determine that the proposal meets the following criteria specified in § 1970.51 (b):

- (1) The proposal fits within a class of actions that is listed in § 1970.53 through 1970.55;
- (2) There are no extraordinary circumstances related to the proposal (see § 1970.52); and
- (3) The proposal is not “connected” to other actions with potentially significant impacts (see 40 CFR 1508.25(a)(1)) or is not considered a “cumulative action” (see 40 CFR 1508.25(a)(2)) and is not precluded by 40 CFR 1506.1.

(1) CLASS OF ACTIONS

§ 1970.54 allows CEs for proposals for financial assistance for small-scale development with an environmental report (ER). The proposed project fits within the class of actions described under § 1970.54 (b) “small-scale corridor development,” and more specifically under subsection (1) “Construction or repair of roads, streets, and sidewalks including related structures such as curbs, gutters, storm drains, and bridges, in an existing right-of-way with minimal change in use, size, capacity, purpose, or location from the original infrastructure.” The proposed project would improve connectivity for active transportation users by filling in sidewalk and trail gaps and adding bicycle lanes along Palomar Street and Clinton Keith Road, and increasing the Palomar Road from two-lanes to four-lanes. The proposed project would not change the use, purpose, or location of the infrastructure. Therefore, the proposed project fits under § 1970.54 (b) class of actions.

(2) EXTRAORDINARY CIRCUMSTANCES

As provided in § 1970.52 (a), extraordinary circumstances are unique situations presented by specific proposals, such as characteristics of the geographic area affected by the proposal, scientific controversy about the environmental effects of the proposal, uncertain effects or effects involving unique or unknown risks, and unresolved conflicts concerning alternate uses of available resources within the meaning of section 102(2)(E) of NEPA. Significant adverse environmental effects that the Agency considers to be extraordinary circumstances are listed in § 1970.52(b), and analyzed below:

- (1) *Any violation of applicable Federal, state, or local statutory, regulatory, or permit requirements for environment, safety, and health.* The proposed project will comply with all local statutory, regulatory, or permit requirements for environment, safety, and health. Therefore, this extraordinary circumstance does not apply.
- (2) *Siting, construction, or major expansion of Resource Conservation and Recovery Act permitted waste storage, disposal, recovery, or treatment facilities (including incinerators), even if the proposal includes categorically excluded waste storage, disposal, recovery, or treatment actions.* The proposed project does not include any waste storage, disposal, recovery, or treatment facilities. Therefore, this extraordinary circumstance does not apply.

- (3) *Any proposal that is likely to cause uncontrolled or unpermitted releases of hazardous substances, pollutants, contaminants, or petroleum and natural gas products.* The proposed school gymnasium does not have the potential to cause releases of hazardous substances, pollutants, contaminants, or petroleum and natural gas products. Also, there are no hazardous sites located on site (see discussion under 3.d) Environmental Risk management, below). Therefore, this extraordinary circumstance does not apply.
- (4) *An adverse effect on the specific environmental resources.* Each one of the resources listed under this provision is analyzed in more detail in the following sub-section.
- (5) *The existence of controversy based on effects to the human environment brought to the Agency's attention by a Federal, tribal, state, or local government agency.* No controversial issues were raised, and as the proposed project will be constructed on an existing parking lot there are no environmental issues.

Effect on Specific Environmental Resources Listed in § 1970.52(b)(4):

a) Historic Preservation

The project site consists of existing roadways, Palomar Street and Clinton Keith Road, and there are no structures located on the project site. Search of the National Register of Historic Places and California Office of Historic Preservation records did not find any historical resources on the project site (NPS 2019). There are no historic resources within the City (Wildomar 2003). As no historic resources exist within the project site or immediate vicinity, this extraordinary circumstance does not apply.

b) Biological Resources

The project site consists of existing paved roadways, with vegetation adjacent to the roadways. Rare plant species and animal species have the potential to occur on site and in the project vicinity. However, due to the surrounding development and isolated habitat, there is a low potential for these species to occur. Additionally, with the payment of Multiple Habitat Species Conservation Plan (MSHCP) Local Development Mitigation Fee (LDMF), and mitigation measures, this special circumstance does not apply.

c) Wetlands

The proposed project would result in permanent impacts to approximately 0.08 acre of Waters of the United State on the project site. However, permanent impacts would be mitigated through one-site and off-site enhancement, restoration, and/or creation of jurisdictional streambed at ratio of no less than 2:1. With mitigation measures, impacts would be less than significant. Therefore, this special circumstance does not apply.

d) Floodplains

The project site is designated by the Federal Emergency Management Agency (FEMA) as being within Zone X, indicating minimal risk of flooding (FEMA 2008). Therefore, the proposed project would not convert, occupy, place fill, or modify the 100-yr floodplain, or 500-yr floodplain for critical actions, or substantially improve structures within them, and this extraordinary circumstance does not apply.

e) Areas with Formal Federal or State Designations

The project site is owned by the City of Wildomar. The project site consists of existing paved roadways, Palomar Street and Clinton Keith Road, and does not include any area that have a formal Federal or state designation such as wilderness areas, parks, or wildlife refuges, wild and scenic rivers, or marine sanctuaries (CDFW 2019). The nearest wildlife area is the State of California French Valley Wildlife Area approximately 18 miles southeast of the project site. Therefore, the proposed project would have no impact on any areas that have a formal Federal or state designation and this extraordinary circumstance does not apply.

f) Coastal Areas:

The project site is located inland, approximately 24 miles east of the Pacific Ocean, and is therefore not within a coastal zone management area (CZMA) or Coastal Barrier Resource Area (CBRA). See Figure 1, *Regional Location*. The proposed project would have no impact on coastal management or coastal resources and this extraordinary circumstance does not apply.

g) Important Farmland:

The proposed project site is located within an urban environment. The majority of the project site is designated as Urban and Built-Up Land, and other portions of the site are designated as Farmland of Local Importance (DLRP 2016). However, as the project site is developed as existing paved roadways, the proposed project would have no impact on farmland. Therefore, this extraordinary circumstance does not apply.

h) Environmental Risk Management:

The proposed project would improve connectivity for active transportation users by filling in sidewalk and trail gaps and adding bicycle lanes along Palomar Street and Clinton Keith Road, and increasing the Palomar Road from two-lanes to four-lanes. Project operation is not anticipated to release, generate or require any hazardous materials beyond what is used for and/or produced during existing conditions. Grading and construction activities may involve limited transport, storage, use, and disposal of hazardous materials, such as fueling/servicing of construction equipment on-site, however, construction activities would be short-term and one-time in nature and would be subject to Federal, state, and local health and safety requirements. With adherence to these codes and regulations, project impacts would not be significant.

Five environmental databases were searched for hazardous materials sites on or within 0.25 mile (1,320 feet) of the project site:

- » GeoTracker. State Water Resources Control Board (SWRCB 2015)
- » EnviroStor. Department of Toxic Substances Control (DTSC) (DTSC 2019)
- » EJScreen, US Environmental Protection Agency (USEPA 2019a)
- » EnviroMapper. US Environmental Protection Agency (USEPA 2019b)
- » Solid Waste Information System (SWIS). California Department of Resources Recovery and Recycling (CalRecycle 2019)

No hazardous materials sites were found on the project site. Two sites were found within 0.25-mile radius from the project site. As there are no hazardous sites within the project site, this extraordinary circumstance does not apply.

Table 1. Hazardous Materials Sites

Business Name Address	Type	Report ID	Distance from Project Site
Rite Aid 32450 Clinton Keith Road	Large Quantity Generator	Report ID: CAR000252882	317 feet east
Jiffy Lube 32374 Clinton Keith Road	Transporter	Report ID: CAL000360299	422 feet east

i) **Special Sources of Water:**

The project site is not located within key water resource areas such as sole source aquifers, wellhead protection areas or other water sources that are vital in a region (USEPA 2015). Therefore, this extraordinary circumstance does not apply.

j) **Coral Reefs:**

The project site is located inland, approximately 24 miles from the Pacific Ocean. See Figure 1, *Regional Location*. Therefore, the proposed project does not have the potential to affect coral reef ecosystems of American Samoa, Florida, Guam, Hawaii, Northern Mariana Islands, Puerto Rico, and the U.S. Virgin Islands. Therefore, this extraordinary circumstance does not apply.

(3) OTHER ACTIONS

In order for a proposal to be categorically excluded, the proposal may not be “connected” to other actions with potentially significant impacts, considered a “cumulative action” or precluded by 40 CFR 1506.1.

Connected actions are defined in 40 CFR 1508.25(a)(1), as actions that are closely related and therefore should be discussed in the same impact statement. Actions are connected if they automatically trigger other actions which may require environmental impact statements; cannot or will not proceed unless other actions are taken previously or simultaneously; or are interdependent parts of a larger action and depend on the larger action for their justification. The proposed project does not trigger any other actions which may require an environmental impact statement; does not require any other action to proceed and is not a part of a larger action or depend on a larger action. Therefore, the proposed project is not a connected action.

Cumulative actions are defined in 40 CFR 1508.25(a)(2) as actions which, when viewed with other proposed actions, have cumulatively significant impacts and should therefore be discussed in the same impact statement. There are no other proposed projects which would combine with the proposed project to create a significant impact. Therefore, the proposed project does not constitute a cumulative action.

Section 40 CFR 1506.1 provides that no action on a proposal shall be taken which may have an adverse environmental impact or limit the choice of reasonable alternatives, before an agency issues a record of decision on the proposal. Subsection d) provides an exclusion for development by applicants of plans or designs or performance of other work necessary to support an application for Federal, State or local permits or assistance. The proposed project will not

include any development or alteration of the existing physical setting before full approval of the project. Therefore, the proposed project will not violate provisions of 40 CFR 1506.1.

Therefore, the proposal is not “connected” to other actions with potentially significant impacts, considered a “cumulative action,” or precluded by 40 CFR 1506.1, and it meets the criteria specified in § 1970.51 (b)(3).

CONCLUSION

The proposed project qualifies as a categorical exclusion under § 1970.54 (b). As discussed above, extraordinary circumstances described in Section 1970.52(a) do not apply to the proposed project.

REFERENCES

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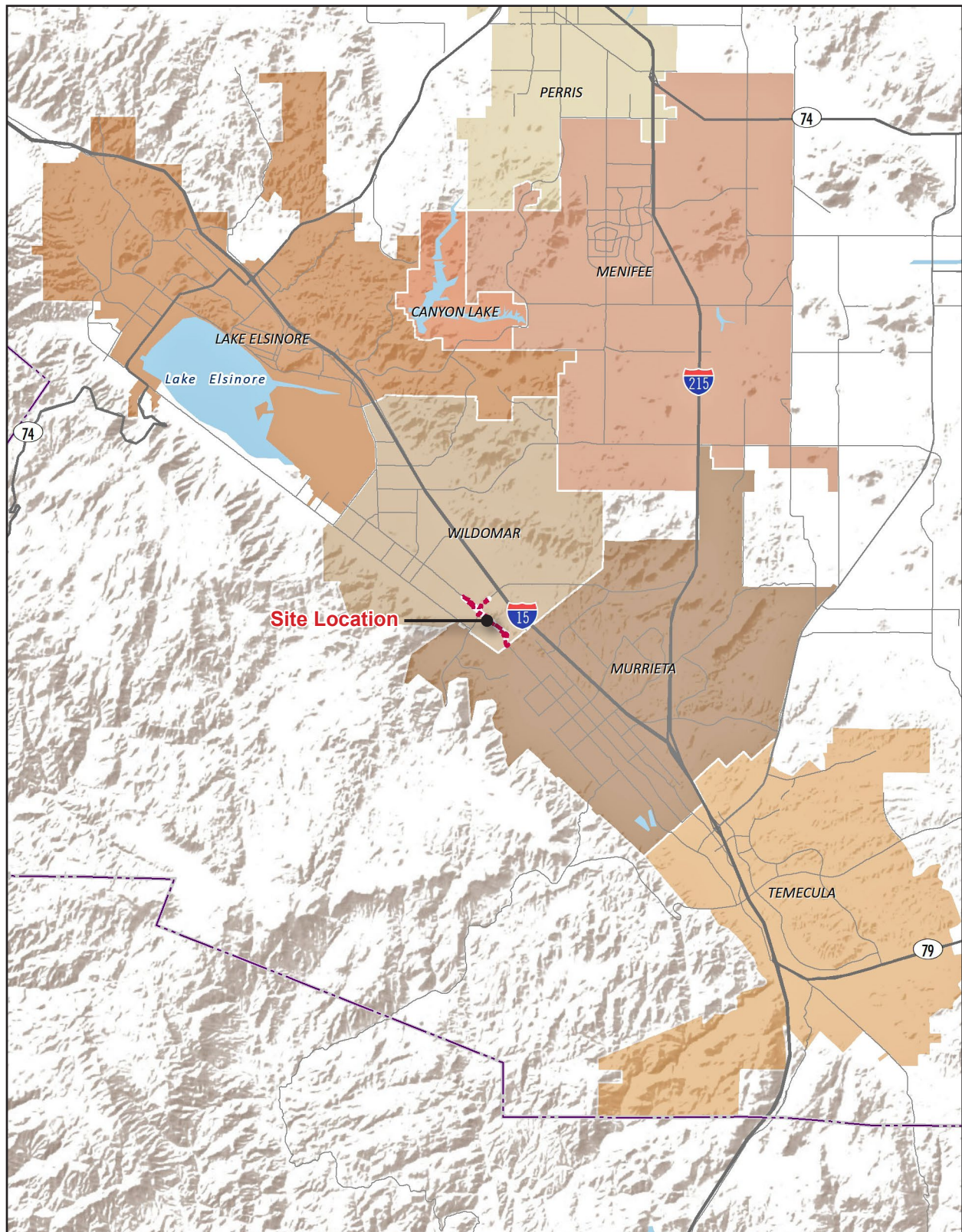
Figure 1 Regional Location

Figure 2 Local Vicinity

Figure 3 Aerial Photograph

Figure 4 Site Plan

Figure 1 - Regional Location



--- Project Location

Note: Unincorporated county areas are shown in white.

Source: ESRI, 2020

0 3
Scale (Miles)



Figure 2 - Local Vicinity



--- Project Location

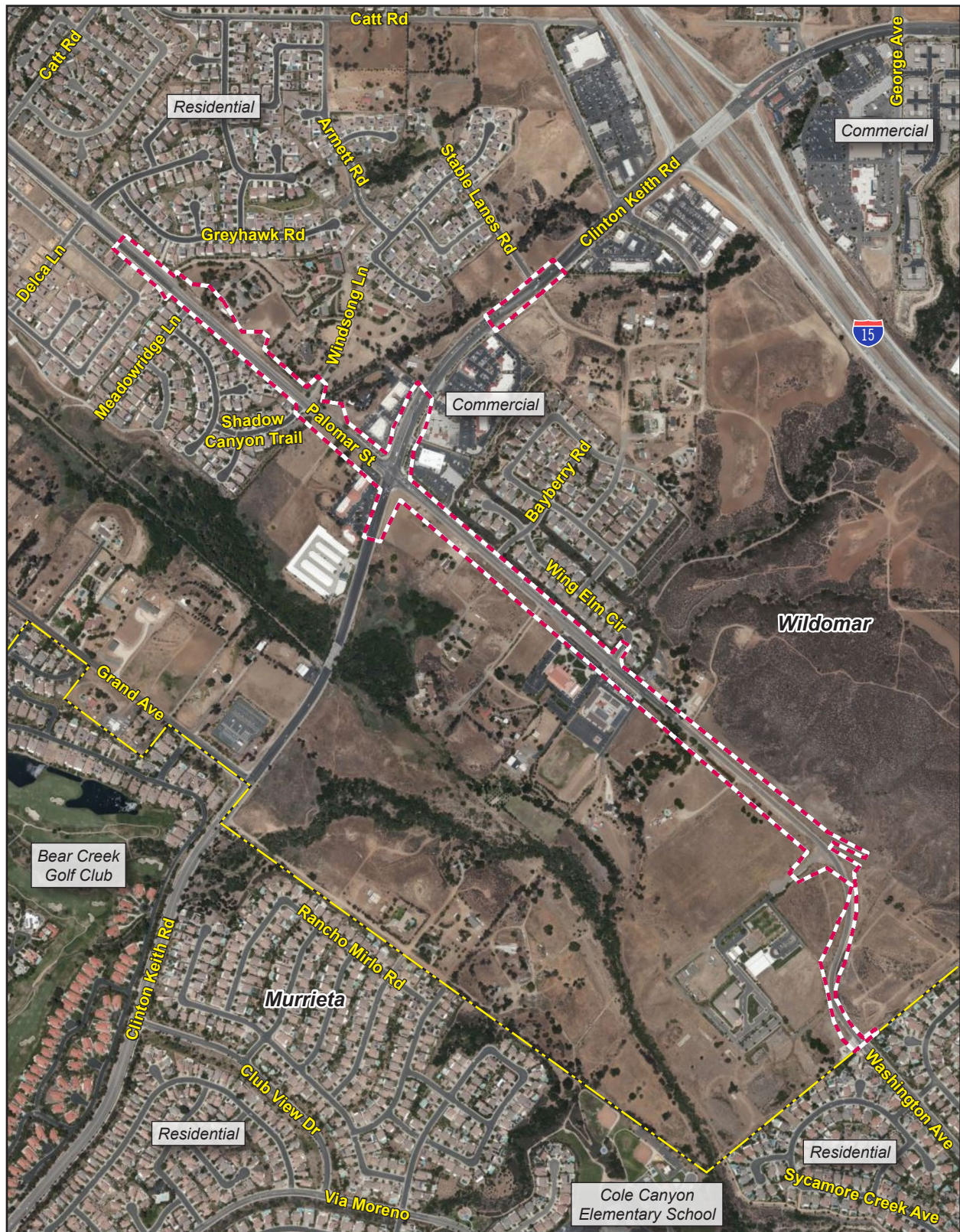
----- City Boundary

Source: ESRI, 2020

0 2,000
Scale (Feet)



Figure 3 - Aerial Photograph



--- Project Location
--- City Boundary

0 1,000
Scale (Feet)



Source: ESRI, 2020

Figure 4 - Site Plan



- Project Area
- City Boundary

0 1,000
Scale (Feet)



Source: Nearmap, 2020