

Sage Senior Apartments

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SCH Number 2024110758

January 2025

Lead Agency:

City of Temecula

Community Development Department
41000 Main Street
Temecula, CA 92590
Scott Cooper – Senior Planner
(951) 506-5137



Consultant:

Kimley-Horn and Associates, Inc.

3801 University Avenue, Suite 300
Riverside, CA 92501
Kevin Thomas, CEP – Project Manager
(951) 543-9875

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- Attachment 1: Mitigation Monitoring and Reporting Program
- Attachment 2: Public Draft IS/MND

Section 1.0 Introduction

Section 1.1 Project Summary

The IS/MND is an informational document intended to inform the public and decision-makers about the environmental consequences of the proposed Sage Senior Apartments (Project). The Project site is a 5.93-acre vacant parcel that was previously disturbed and is currently developed with scattered vegetation. The Project site is bounded by vacant land to the north, Tualota Creek to the east, the Santa Gertrudis Creek Channel to the south, and by Winchester Road (State Route [SR-] 79) to the west.

The Project would result in construction of a 3-story approximately 172,230 square foot (SF) apartment building consisting of 143 1-, 2-, and 3-bedroom dwelling units (DU) for adults over the age of 55. In addition, several amenities would be provided for residents including but not limited to, a bistro, a yoga room, a gym, a theatre, an arts and crafts studio, an outdoor swimming pool, outdoor kitchen, walking trails, a private dining room, a business center, and offices for building staff. The building will be “ring” shaped with an interior courtyard providing open space for residents, employees, and guests. The building would be a maximum height of 51 feet and 3 inches tall. It should be noted that the Neighborhood Commercial (NC) zoning allows for a maximum building height of 35 feet. However, the Project Applicant is requesting a waiver for the building height limits pursuant to Temecula Municipal Code (MC) Section 17.10.020(Q)(7).

The proposed development will include an approximately 56,990 SF building footprint, 143 DU, and associated amenities. Total floor area of the residential building would be 172,230 SF. The Project proposes a density of 24 DU/acre. While the permitted density is 20 DU/acre, pursuant to California Government Code (CGC) 65915, a 20 percent density bonus can be claimed when a residential project proposes senior living/age-restricted housing. As a part of the density bonus, the Project Applicant is requesting a waiver for the building height pursuant to Temecula MC Section 17.10.020(Q)(7). This would allow the Project to exceed the height of the zoning district. In addition to the proposed apartments and amenities, additional improvements and appurtenant infrastructure would be constructed to include, but not be limited to, landscaping, utilities, parking, recreational facilities, storm drain, and other facilities.

The Project site’s existing zoning is NC and is designated as two land uses in the City’s General Plan, Neighborhood Commercial (NC) and Open Space (OS). “Senior Citizen Housing” is a permitted use of the NC Zone, which is consistent with the Project’s proposed land uses. Due to the discrepancy in the General Plan and Zoning Map, the preliminary assumption is that the portion of the Project site designated as OS in the General Plan would be required to comply with the Open Space Zoning Requirements. A Conditional Use Permit is being requested to permit parking, pickleball courts and other related uses within the OS General Plan Designation. The 11,842 SF northerly tip of the Project site would remain undeveloped and designated as OS under the City of Temecula General Plan.

Section 1.2 CEQA Process Summary

The Draft IS/MND described the existing environmental resources on the Project site and in the vicinity of the Project site, analyzes potential impacts on those resources that would or could occur upon initiation of the Project, and identifies mitigation measures that could avoid or reduce the magnitude of those impacts determined to be significant. The environmental impacts evaluated in the Draft IS/MND concern

several subject areas, including aesthetics, agriculture and forestry, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

When the Draft IS/MND was completed, it and a Notice of Intent to Adopt a Mitigation Negative Declaration (NOI) were circulated for public review pursuant to CEQA Guidelines Sections 15072 and 15105. The 30-day public review for the Draft IS/MND began on November 21, 2024, and ended on December 23, 2024. The NOI was also published in The Press-Enterprise and posted at the Project site. All comment letters received during the 30-day public review period previously mentioned are included in this Final IS/MND.

As set forth in more detail in the Responses to Comments and Errata, none of the clarifications or amplifications set forth herein change the significance conclusions presented in the Draft IS/MND or substantially alters the analysis presented for public review. Furthermore, the Draft IS/MND circulated for public review was fully adequate under CEQA such that meaningful public review was not precluded. Thus, the clarifications provided in the Responses to Comments and Errata do not constitute significant new information that might trigger recirculation. **Section 3.0, Errata** to the Draft IS/MND details the changes to the Draft IS/MND. Most of the changes to the Draft IS/MND represent clarifications to the existing content. Added or modified text is shown in **Section 3.0, Errata**, by underlining and italicizing (*example*) while deleted text is shown by strikethrough (~~example~~).

This Final IS/MND has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] 21000 et. seq.) and the CEQA Guidelines (California Code of Regulations [CCR] 15000 et. seq.). Although not required by the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City of Temecula has evaluated the comments received on the Sage Senior Apartments Draft IS/MND. The Responses to Comments which are included in this document, together with the Draft IS/MND and Mitigation Monitoring and Reporting Program (MMRP), comprise the Final IS/MND for use by the City of Temecula in its review and consideration of the Project.

As described below in **Section 2.0, Comment Letters and Responses to Comments**, none of the clarifications or amplifications set forth herein change the significance conclusions presented in the Draft IS/MND or alter the analysis presented for public review. Furthermore, the Draft IS/MND circulated for public review was fully adequate under CEQA such that meaningful public review was not precluded. Thus, the clarifications provided in **Section 2.0** below do not constitute significant new information that would trigger recirculation.

Section 2.0 Comment Letters and Responses to Comments

Table 2-1 below provides a list of those parties that provided written comments on the Draft IS/MND during the public review period. Each comment document has been assigned a letter as indicated in the table.

A copy of the written comments provided in this section have been annotated with the assigned letter along with a number for each comment. Each comment document is followed by a written response which corresponds to the comments provided.

Table 2.1: Comment Letters Received

Letter	Date Received	Organization/Name
State Agencies		
S1	December 5, 2024	Department of Toxic Substances Control (DTSC)
S2	December 20, 2024	California Department of Transportation (Caltrans)
Regional Agencies		
R1	December 6, 2024	Riverside Transit Agency (RTA) [<i>comment received via email</i>]
R2	December 16, 2024	Riverside County Flood Control and Water Conservation District (District)
R3	December 23, 2024	Eastern Municipal Water District (EMWD)
Individuals/Public/Local Residents		
No Individuals/Public/Local Residents Comment Letters Received		

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Comment Letter S1 – Department of Toxic Substances Control (DTSC)

Comment Letter S1



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control
Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 5, 2024

Scott Cooper
Senior Planner
City of Temecula
41000 Main Street
Temecula, CA 92589
scott.cooper@temeculaca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE SAGE SENIOR APARTMENTS
DATED NOVEMBER 21, 2024, STATE CLEARINGHOUSE NUMBER [2024110758](#)

Dear Scott Cooper,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Sage Senior Apartments project (project). The project proposes the construction and operation of a 3-story senior housing apartment community. The proposed development will include an approximately 56,990 square foot (SF) building footprint, 143 dwelling units (DU), and associated amenities. Total floor area of the residential building would be 172,230 SF. The project proposes a density of 24 DU/acre. In addition to the proposed apartments and amenities, additional improvements and accessory infrastructure would be constructed to include, but not be limited to, landscaping, utilities, parking, recreational facilities, storm drain, and other facilities DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs

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Scott Cooper
December 5, 2024
Page 2

requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3. DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.

Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

2. DTSC recommends the City of Temecula enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis

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3

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Scott Cooper
December 5, 2024
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based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the Sage Senior Apartments project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

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Scott Cooper
December 5, 2024
Page 4

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Kevin Thomas
Project Manager
Kimley-Horn and Associates, Inc. / Consulting Firm
Kevin.Thomas@kimley-horn.com

Corey File
Principal
Willis Development / Project Applicant
corey@willisdev.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

Responses to Comment Letter S1 – Department of Toxic Substances Control (DTSC)

- S1.1** This comment is introductory in nature and provides a brief summary of the Project Description. No further response is warranted.
- S1.2** While the Project site contains farmland of local importance, the Project site is currently zoned as Neighborhood Commercial (NC) and does not allow agricultural uses. Further, the Project site has not historically been used for agriculture. As such, it is not anticipated that contaminants of concern would be present, and the historic use of pesticides would not have occurred within the Project site. Historically, structures existed on the southern extent of the Project site. These structures were constructed sometime before 1938 and demolished sometime between 1985 and 1996.¹ These structures appear to be residential in nature and did not contain mixing/loading/storage areas, drainage ditches, or farmhouses. As such, the presence of contaminants of concern is not anticipated; no further response is warranted.
- S1.3** This comment does not pertain to the adequacy of the environmental analysis. It has been noted for the record and will be provided to decision makers for consideration. No further response is warranted.
- S1.4** As noted in Section 2.3 of the Draft IS/MND, approximately 17,000 cubic yards of soil will be imported to facilitate Project construction. All fill materials will be provided in accordance with the recommendations as outlined in the Geotechnical Engineering Investigation (Appendix D of the Draft IS/MND), or as otherwise approved by a Qualified Geotechnical Engineer and/or the City of Temecula Building and Safety Department, and in compliance with the City of Temecula Code of Ordinances. As the DTSC is not a responsible agency for the Project, no discretionary actions are required to be taken by the DTSC, and a Preliminary Endangerment Assessment (PEA) is not required; therefore, compliance with the PEA Guidance Manual need not occur.
- S1.5** This comment is conclusionary in nature. No response is warranted.

¹ Historic Aerials. ND. *Historic Aerials Viewer*. Available at <https://www.historicaerials.com/viewer> (accessed December 2024).

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Comment Letter S2 – California Department of Transportation (Caltrans)

CALIFORNIA STATE TRANSPORTATION AGENCY

Comment Letter S2
GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 8
464 WEST 4TH STREET
SAN BERNARDINO CA, 92401
(909) 925-7520
www.dot.ca.gov



December 20, 2024

Route & Postmile #: SR-79 – PM 4.228
Cross Street: SR-79 & Rustic Glen Drive
GTS ID: 34695
SCH #: 2024110758

City of Temecula
Community Development - Planning Division
Attn: Scott Cooper
41000 Main St,
Temecula, CA 92590

Subject: Sage Senior Apartments Draft IS/MND – On Winchester Road (SR-79), Temecula, CA 92591; APN: 920-110-005.

The California Department of Transportation (Caltrans) Local Development Review (LDR) unit has completed the evaluation of the Sage Senior Apartments residential development proposal located on Winchester Road (SR-79).

The Project proposes the construction and operation of a 3-story senior housing apartment community. The proposed development will include an approximately 56,990 square foot (SF) building footprint, 143 dwelling units (DU), and associated amenities. Total floor area of the residential building would be 172,230 SF. In addition to the proposed apartments and amenities, additional improvements and appurtenant infrastructure would be constructed to include, but not be limited to, landscaping, utilities, parking, recreational facilities, storm drain, and other facilities.

Based on the information provided in the Draft Initial Study & Mitigated Negative Declaration (IS/MND), we are providing the following comments:

Given the immediate proximity of the proposed development and the SHS right-of-way (R/W), impacts requiring mitigation and issuance of a Caltrans Encroachment Permit for construction is required. Based on the information from the Draft IS/MND, these remarks are considered preliminary and may require revision as site development progresses. Once development is conceptually approved or entitled, Caltrans Encroachment Permit processing may begin with submittal of the appropriate materials.

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Traffic Operations

Caltrans LDR understands that according to the City of Temecula's Traffic Impact Analysis Guidelines, the Project site is located within an area of the City in which the daily total VMT per service population is 15 percent less than the Western Riverside Council of Government's (WRCOG) average. The project is located in a VMT efficient area which would be screened from requiring the preparation of a VMT analysis. Moreover, according to the Project's Traffic Technical Memorandum, the Project would generate fewer than 100 peak hour trips which makes it exempt from the preparation of a Traffic Impact Analysis (TIA). However, given the project's proximity to SR-79 and the proposed modifications to Caltrans R/W, we believe a comprehensive safety review is essential. We recommend that the following items be provided:

1. Traffic Analysis Report.
2. VMT calculations.
3. Queueing analysis.

Active Transportation

Should a traffic signal be installed at this driveway location (per consultant recommended improvement in Appendix G with depiction in Figure 3) it is suggested that a crosswalk (with high-visibility striping) be installed to facilitate pedestrian crossing. Should no traffic signal (*this to be coordinated with Traffic Operations*) be installed for the northern driveway, then the modification of the intersection at Rustic Glen Dr. or modification to left turn movements at Nicolas Rd. should be considered to facilitate ingress/ egress for this parcel.

Regardless of whether the traffic signal is installed, a transit stop should be considered in the site design, in coordination with Riverside Transit Agency and the City of Temecula to allow for improved non-motorized circulation to parcel users, given proximity to multiple supermarkets, shopping areas and neighborhood-serving businesses. Should transit stops be developed as part of this development, these should be constructed with amenities (such as shelter and seating) that enhance comfort for transit users boarding and alighting at these locations.

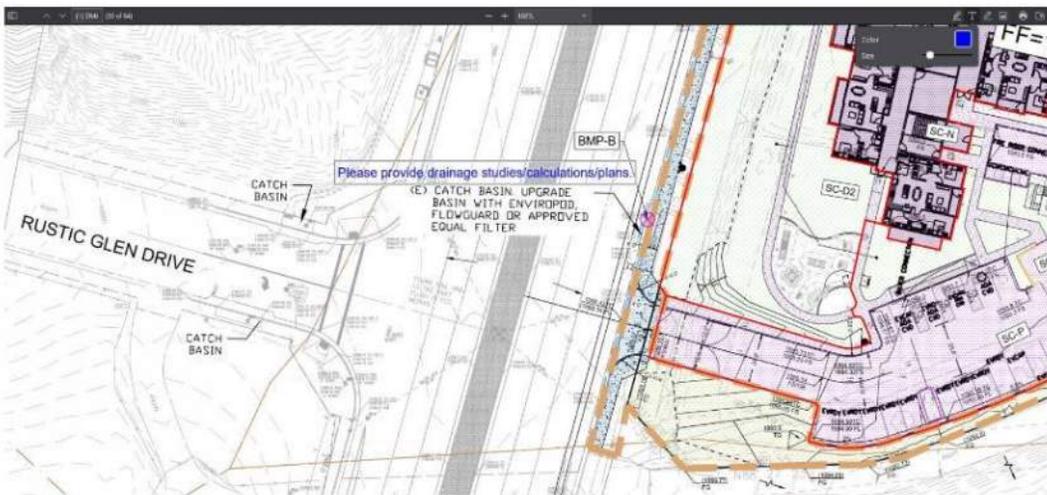
As for the parcel circulation, it is encouraged to consider a design where bicyclists and pedestrians have more than one accessible path of travel to enter this parcel. The conceptual site and landscape plans (IS/ MND Exhibits 5 and 7) is lacking in bicyclist and pedestrian access points for both the north and south driveways. Although larger shopping centers and the Santa Gertrudis Creek Trail are located to the south of the development, multiple supermarkets and neighborhood-serving businesses are located north. The development's proximity to several Temecula bicycle and walking trails such as the Santa Gertrudis Creek Trail and the Silver Hawk Walking Path along Tucalota Creek should be considered in the site design, given existing access points for each. Improved connections and connectivity between the parcel and these pathways would be of benefit to residents, visitors and employees.

To achieve transportation demand management towards a reduction in VMT, incentives should be targeted to encourage people to walk, bicycle, rideshare or utilize transit. All users at this location should have an option to be provided financial or equipment incentives, including commute assistance (thru IE Commuter), complimentary transit passes or subsidized bicycle purchases. If not already considered in the site plan, changing/ locker rooms and secure bicycle storage areas are among amenities that may encourage bicycle travel and reduce vehicular parking need.

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Hydraulics

Please provide drainage studies, including calculations and plans, for the proposed catch basin upgrade at the south entrance/exit across Rustic Glen Drive, as well as for the proposed southbound left turn pocket, which encroaches on an existing drainage inlet in the median (see photos below). How will this be mitigated? Additionally, please include stationing information.



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Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

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Caltrans Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and any other applicable documents that may be requested by the Office of Encroachment Permits. Your application package or submittal inquiry may be emailed to D8.E-permits@dot.ca.gov.

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For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment Permits
464 West 4th Street, Basement, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Thank you again for including Caltrans in the review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D8@dot.ca.gov or call 909-925-7520.

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Sincerely,



Victor Flores
[On behalf of Janki Patel
Branch Chief - Local Development Review]
Division of Transportation Planning
Caltrans District 8

"Improving lives and communities through transportation"

Response to Comment Letter S2 – California Department of Transportation (Caltrans)

- S2.1** This comment is introductory in nature and provides a brief summary of the Project Description. No further response is warranted.
- S2.2** The Project proposes to construct a new traffic signal at the Project’s northern driveway within Winchester Road (SR-79). Construction of this signal would require an encroachment permit from Caltrans. The Project Applicant would be required to comply with Caltrans requirements for the acquisition and approval of the encroachment permit.

The IS/MND has been revised as follows:

Section 1.0, Initial Study Checklist, Page 1

Surrounding Land Uses and Setting	Vacant, Santa Gertrudis Creek, Tocalota Creek, Residential, Commercial
Other Public Agencies Whose Approval is Required	South Coast Air Quality Management District San Diego RWQCB <u>California Department of Transportation</u>

Section 2.4, Discretionary Actions and Approvals, Page 9

The City is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the IS/MND for the Project. It is expected that the City, at a minimum, would consider the data and analyses contained in this IS/MND when making the entitlements determinations. Prior to implementation of the Project, discretionary permits and approvals must be obtained from local, state, and federal agencies, as listed below:

- Conditional Use Permit (from City of Temecula)
- Development Plan (from City of Temecula)
- Encroachment Permit (from California Department of Transportation)

Other permits may be required for the Project but would not be discretionary. These permits, if required, would be ministerial, and may include, but are not limited to, grading permits, tree removal permits, building permits, right-of-way encroachment permits, among others.

- S2.3** As noted in the comment, the Project is exempt from requiring a Traffic Impact Analysis and screens out from requiring the preparation of a Vehicle Miles Traveled (VMT) Analysis, based on the City of Temecula’s Traffic Impact Analysis guidelines. As such, the environmental analysis was conducted in accordance with the Lead Agency’s guidelines. A Traffic Analysis Report, VMT calculations, and queueing analysis are not required and need not be provided.
- S2.4** Design and construction of any traffic signal would be completed in accordance with the City of Temecula and Caltrans Standard Details. Final design of the Project is pending the approval of

entitlements. This comment does not pertain to the adequacy of the environmental analysis. It has been noted for the record and will be provided to decision makers for consideration. No further response is warranted.

S2.5 The Riverside Transit Agency (RTA) reviewed the Project during the public review period and provided a comment letter (Comment Letter R1). The RTA reviewed the Project and provided no comments on the Project. This comment does not pertain to the adequacy of the environmental analysis. It has been noted for the record and will be provided to decision makers for consideration. No further response is warranted.

S2.6 As noted in Section 4.17, Transportation of the Draft IS/MND, the Project site is located in a VMT efficient area and would have less than significant impacts with respect to VMT. As such, the Project need not implement measures further reducing VMT. Furthermore, the Project does not propose alterations to the Santa Gertrudis Creek Trail or the Silver Hawk Walking Path or direct connections to these trails from the Project site as the Project site does not front onto these trails. The Project would be required to comply with the Americans with Disabilities Act (ADA) both on site and along the Project frontage with Winchester Road. This comment does not pertain to the adequacy of the environmental analysis. It has been noted for the record and will be provided to decision makers for consideration. No further response is warranted.

S2.7 The comment asserts that proposed improvements for the Project encroach upon an existing drainage inlet within the Winchester Road (SR-79) median. The marked-up figure provided by the commenter identifies a point which is not a drainage inlet but is a 1.5 inch brass disk in the concrete median. This disk is a monument used for land surveying. There are drainage inlets on the western edge of pavement of Winchester Road. The nearest drainage inlet in the median is approximately 600 ft north of the Project limits while the left turn pocket and median improvement extend approximately 150 ft north of the Project limits.

All plans provided in the Draft IS/MND are subject to change pending final design and approval. Any and all conflicts with existing utility locations would be resolved during final design and through plan review and approval by the appropriate reviewing agencies. Caltrans will be provided with the opportunity to provide plan check review through the encroachment permit process. This comment does not pertain to the adequacy of the environmental analysis. It has been noted for the record and will be provided to decision makers for consideration. No further response is warranted.

S2.8 The Project would be required to comply with the ADA both on site and along the Project frontage with Winchester Road, which includes maintaining ADA path of travel within the public right-of-way.

S2.9 This comment provides a summary of the Caltrans Encroachment Permit process. This comment does not pertain to the adequacy of the environmental analysis. It has been noted for the record and will be provided to decision makers for consideration. No further response is warranted.

S2.10 This comment is conclusionary in nature. No further response is warranted.

Comment Letter R1 – Riverside Transit Agency (RTA)

Comment Letter R1

From: [Mauricio Alvarez](#)
To: [Scott Cooper](#)
Subject: Sage Senior Apartments Project
Date: Friday, December 6, 2024 9:10:07 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Scott,

Thank you for including RTA in the development review of the Sage Senior Apartments Project. After further review, there are no comments to submit for this particular project at this time.

Thank you,

Mauricio Alvarez, MBA
Planning Analyst
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@riversidetransit.com
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)
1825 Third Street, Riverside, CA 92507

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Response to Comment Letter R1 – Riverside Transit Agency (RTA)

R1.1 The comment notes that the Riverside Transit Agency (RTA) has reviewed the Project plans and have no comments at this time. Therefore, no further response is warranted.

Comment Letter R2 – Riverside County Flood Control and Water Conservation District (District)

JASON E. UHLEY
General Manager-Chief Engineer



Comment Letter R2
1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.reflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

259999

December 16, 2024

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Attention: Scott Cooper

Re: Sage Senior Apartments, APN 920-110-005

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan Check city land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received November 21, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

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City of Temecula
Re: Sage Senior Apartments, APN 920-110-005

-2-

December 16, 2024
259999

- This project is located within the limits of the District's Murrieta Creek (Murrieta Valley Temecula Valley Santa Gertrudis Valley Warm Springs Valley) Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit. 2
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Santa Gertrudis Creek Channel. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266. 3
- The District's previous comments dated March 4, 2024 for PA 24-0066 are still valid. 4

GENERAL INFORMATION

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document, and/or Mitigation Monitoring and Reporting Program, and with all other federal, state, and local environmental rules and regulations that may apply, such as, but not limited to, the Multiple Species Habitat Conservation Plan (MSHCP), Sections 404 and 401 of the Clean Water Act, California Fish and Game Code Section 1602, and the Porter Cologne Water Quality Control Act. The District's action associated with the subject project triggers evaluation by the District with respect to the applicant's compliance with federal, state, and local environmental laws. For this project, the Lead Agency is the agency in the address above, and the District is a Responsible Agency under CEQA. The District, as a Co-permittee under the MSHCP, needs to demonstrate that all District related activities, including the actions identified above, are consistent with the MSHCP. This is typically achieved through determinations from the CEQA Lead Agency (if they are also a Co-permittee) for the project. For the MSHCP, the District's focus will be particular to Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2, 7.3.7, 7.5.3, and Appendix C of the MSHCP. Please include consistency determination statements from the Lead Agency/Co-permittee for the project for each of these sections in the CEQA document. The District may also require that an applicant provide supporting technical documentation for environmental clearance. 5

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

Very truly yours,



AMY MCNEILL
Engineering Project Manager

Attachment

EM:blj

Attachment A
Riverside County Flood Control and Water Conservation District
March Letter

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

March 4, 2024

255071

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Attention: Scott Cooper

Re: PA 24-0066, APN 920-110-005

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan Check city land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received February 22, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

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City of Temecula
Re: PA 24-0066, APN 920-110-005

-2-

March 4, 2024
255071

- This project is located within the limits of the District's Murrieta Creek (Murrieta Valley Temecula Valley Santa Gertrudis Valley Warm Springs Valley) Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Santa Gertrudis Creek Channel. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

7

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GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

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If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

AMY MCNEILL
Engineering Project Manager

EM:bjj

Response to Comment Letter R2 – Riverside County Flood Control and Water Conservation District (District)

- R2.1** This comment is introductory in nature and is generally form-based without specific relevance to the Project. No response is warranted.
- R2.2** This comment states that the Project site is located within District’s Murrieta Creek Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted. The Project would be required to pay these fees as it would create additional impervious surface area. This comment does not address the adequacy of the environmental analysis or document. No further response is warranted.
- R2.3** The Project does not propose construction or disturbance of land within the District’s right-of-way. As such, an encroachment permit would not be required. This comment does not address the adequacy of the environmental analysis or document. No further response is warranted.
- R2.4** Responses to the District’s comments in the letter dated March 4, 2024 are provided as **Response to Comment R2.6** through **Response to Comment R2.9**. This comment does not address the adequacy of the environmental analysis or document. No further response is warranted.
- R2.5** According to CEQA Guidelines Section 15381 and Public Resources Code Section 21069, a Responsible Agency is a public agency, other than the Lead Agency, which has responsibility for carrying out or approving a project. As noted in **Response to Comment R2.3**, an encroachment permit from the District would not be required. Further, no discretionary action would be required to be taken by the District for the Project to be implemented. As such, the District’s nexus as a Responsible Agency for the Project does not exist and therefore would not be considered a Responsible Agency under CEQA.

Notwithstanding this fact, the Project shall comply with CEQA and all mitigation measures as provided within the mitigation monitoring and reporting program prepared for the Project (available as **Attachment 1** to this Final IS/MND). As noted in Section 3.4, Biological Resources of the Draft IS/MND, no jurisdictional features are located within the Project site. The Project site is not located within a Multiple Species Habitat Conservation Plan (MSHCP) narrow endemic plant species survey area, nor within an MSHCP criteria area plant species survey area. The Project site is not located within MSHCP amphibian or mammal survey areas, as such no additional MSHCP protocol surveys were completed. A single MSHCP covered species, Least Bell's vireo (*Vireo belli pusillus*), was documented within the riparian forest habitat located immediately southeast of the Project site, as such, MM BIO-2 would be implemented.

As noted in Section 4.10, Hydrology and Water Quality of the Draft IS/MND, the Project would disturb more than one acre of land surface and would, therefore, be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) stormwater program. Additionally, the Project site is located in FEMA Flood Zone X which is an area that is determined to be outside of the 0.2 percent annual chance of flooding, therefore the Project is not located

within a floodplain. As such, a Conditional Letter of Map Revision and Letter of Map Revision would not be required.

R2.6 Refer to **Response to Comment R2.1**.

R2.7 Refer to **Response to Comment R2.2**.

R2.8 Refer to **Response to Comment R2.3**.

R2.9 Refer to **Response to Comment R2.5**.

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Comment Letter R3 – Eastern Municipal Water District (EMWD)

Comment Letter R3



December 23, 2024

Matt Peters
Interim Director of Community Development
City of Temecula
41000 Main Street
Temecula, CA 92590



SUBJECT: SAGE SENIOR APARTMENTS – NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Dear Mr. Peters:

EMWD appreciates the opportunity to provide comments on the proposed Sage Senior Apartments Mitigated Negative Declaration. It appears the proposed development may require District water service, while it will require wastewater service. The Draft Initial Study/Mitigated Negative Declaration should include wastewater projections and determine whether adequate facility/pipeline capacity exists to service the proposal. The Draft Initial Study currently provides a qualitative assessment without wastewater calculations or assessment of existing pipeline capacity.

EMWD requests the Lead Agency/project proponent consult with the District via a one-hour complementary Due Diligence meeting. This meeting will inform the Lead Agency/project proponent as to whether facility/pipeline improvements are required to service the project. To set up this meeting the Lead Agency/project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page www.emwd.org, then select the “Developer” link, then select the “New Development Process Forms” link. This meeting will offer the following benefits:

1. Describe EMWD’s development process
2. Identify project scope and parameters

Board of Directors
Philip E. Paulo, President Stephen J. Carroza, Vice President Jeff Armstrong Joe Grindstaff David J. Skason

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

Mr. Peters
December 24, 2024
Page 2

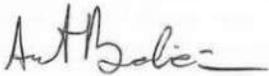
3. Provide a preliminary review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service
5. Identify project submittal requirements to start the Design Conditions review

Following the Due Diligence meeting, to proceed with this project, the Design Conditions will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

1. Technical evaluation of the project's demands and existing system capacities
2. Identification of impacts to existing facilities
3. Identification of required on-site and off-site facilities, necessary to serve the project
4. Identification of easement requirements, if necessary
5. Identification of potential EMWD's cost participation in facility oversizing, if applicable

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,



Anthony Budicin
Director of Environmental and Regulatory Compliance

Cc: Maroun El-Hage, MPA, MS, PE, EMWD Principal Civil Engineer, Dev. Services Dept.
Jose Ruiz, EMWD Assistant Engineer, Dev. Services Dept.

Attachment: Copy of Public Notice

EASTERN MUNICIPAL WATER DISTRICT

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cont'd

LETTER #6

City of Temecula
Community Development
Planning Division

Notice of Intent to Adopt Mitigated Negative Declaration

PROJECT: Sage Senior Apartments
APPLICANT: Willis Development
LOCATION: APN 920-110-005 City of Temecula, County of Riverside

DESCRIPTION: The Project proposes the construction and operation of a 3-story senior housing apartment community. The proposed development will include an approximately 56,990 square foot (SF) building footprint, 143 dwelling units (DU), and associated amenities. Total floor area of the residential building would be 172,230 SF. The Project proposes a density of 24 DU/acre. While the permitted density is 20 DU/acre, pursuant to California Government Code (CGC) 65915, a 20 percent density bonus can be claimed when a residential project proposes senior living/age-restricted housing. As a part of the density bonus, the Project Applicant is requesting a waiver for the building height pursuant to Temecula Municipal Code (MC) Section 17.10.020(Q)(7). This would allow the Project to exceed the height of the zoning district. In addition to the proposed apartments and amenities, additional improvements and appurtenant infrastructure would be constructed to include, but not be limited to, landscaping, utilities, parking, recreational facilities, storm drain, and other facilities.

The City of Temecula intends to adopt a Mitigated Negative Declaration for the project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based upon the information contained in the attached Initial Environmental Study and pursuant to the requirements of CEQA; it has been determined that this project as proposed, revised or mitigated will not have a significant impact upon the environment. As a result, the Planning Commission intends to adopt a Mitigated Negative Declaration for this project.

The mitigation measures required to reduce or mitigate the impacts of this project on the environment are included in the project design and/or the Mitigation Monitoring Program which is attached to this Notice and will be included as part of the Mitigated Negative Declaration for this project.

As required by Section 15073 of CEQA, the public review and commenting period for this proposed Mitigated Negative Declaration is November 21, 2024 to December 23, 2024. Written comments and responses to this notice should be addressed to the contact person listed below at the following address: City of Temecula, 41000 Main Street, Temecula, CA, 92590.

The public notice of the intent to adopt this Mitigated Negative Declaration is provided through:

The Local Newspaper Posting the Site Notice to Adjacent Property Owners

If you need additional information or have any questions concerning this project, please contact the Project Planner Scott Cooper, at (951) 506-5137 or scott.cooper@TemeculaCA.gov.

Matt Peters
Matt Peters
Interim Director of Community Development

11/21/24
(Date)

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

A.1 STATUTORY REQUIREMENTS

The purpose of this program is to identify the changes to the project, which the Lead Agency has adopted or made a condition of a project approval, in order to mitigate or avoid significant effects on the environment. The City of Temecula is the Lead Agency that must adopt the mitigation monitoring and reporting program. Section 21069 of the California Environmental Quality Act (CEQA) statute defines Responsible Agency as a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15091(d) "when making the findings required in subdivision (a)(1) of CEQA, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures."

Furthermore, Section 15097.d states "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they undertake any of the individual improvement projects identified in the Draft IS/MND.

A completed and signed checklist for each measure indicates that a measure has been implemented and fulfills the City's monitoring requirements with respect to Public Resources Code Section 21081.6.

A.2 ACRONYMS AND INITIATIONS

AB	Assembly Bill
CDFG	California Department of Fish and Game (now Wildlife)
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CUL	Cultural Resources
BIO	Biological Resources
dB(A)	decibel A-weighted
GEO	Geology and Soils
GP	General Plan
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
SOI	Secretary of the Interior
SVP	Society of Vertebrate Paleontology
TCR	Tribal Cultural Resource
USFWS	United States Fish and Wildlife Service

Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
BIOLOGICAL RESOURCE MEASURES			
<p>MM BIO-1: 30-day Burrowing Owl Preconstruction Survey. A pre-construction survey for burrowing owls is required within 30-days prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the City of Temecula and the relevant Wildlife Agencies (e.g., USFWS, CDFW) and will need to coordinate further with City and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.</p>	<p>Project Developer Qualified Biologist</p>	<p>Prior to Project Grading or Construction Activities</p>	
<p>MM BIO-2: Least Bell's Vireo Avoidance Measures. Ground-disturbing activities, including grubbing, grading, clearing, and construction within 300 feet of suitable or occupied habitat shall be scheduled outside of the least Bell's vireo breeding season (March 1st through August 31st). If ground-disturbing or construction activities are scheduled during the least Bell's vireo breeding season, then the follow measures shall be taken:</p> <p>1. A biological monitor shall survey suitable habitat adjacent to the Project site to determine the status of least bell's vireo within three (3) days of initiation of construction. If detected, the biological monitor shall be present during any ground disturbance or construction conducted during the breeding season to observe the birds' behavior. The construction supervisor shall be notified if the ground-disturbing or construction activities appear to be altering the birds' normal breeding behavior. Construction activities shall cease until additional minimization measures have been performed. Measures may include, but are not limited to, limitation on the use of certain equipment, placement of equipment, restrictions on the simultaneous use of equipment, installation of sound barrier, or other noise attenuation methods as deemed appropriate by the monitoring biologist. If the birds' behavior is still altered from normal breeding behavior, ground disturbance</p>	<p>Project Developer Qualified Biologist Tenant/Landowner (Post-Construction)</p>	<p>Prior to Project Grading or Construction Activities, if occurring between March 1 and August 31</p>	

**Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>shall cease until CDFW and USFWS are contacted to discuss alternative methods.</p> <p>If ground disturbance occurs within or adjacent (300-foot) of occupied habitat, a qualified acoustician shall also be retained to determine ambient noise levels and project-related noise levels at the edge of suitable habitat. The need for sound monitoring shall be recommended by the biological monitor based on the presence of nesting individuals and observation of the birds' behavior. Noise levels at the edge of the suitable habitat shall not exceed an hourly average of 60 decibels (dB[A]), or a 3 dB(A) increase in noise levels if ambient noise levels exceed 60 dB(A). If project-related noise levels at the edge of the suitable habitat are above 60 dB(A) or the 3 dB(A) increase in noise occurs, additional minimization measures shall be taken to reduce project-related noise levels to an acceptable level as determined by the biological monitor. If additional measures do not decrease project-related noise levels below the thresholds described above, construction activities shall cease until CDFW and USFWS are contacted to discuss alternative methods.</p> <ol style="list-style-type: none"> 2. Construction limits in and around any occupied least Bell's vireo habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the avoidance buffer during the breeding season. 3. Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures. 4. All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the City of Temecula. 5. During any excavation and grading adjacent (300-foot) to occupied habitat, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction 			

**Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>equipment, so that emitted noise is directed away from the occupied least Bell's vireo habitat.</p> <p>6. The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all project construction occurring during the breeding season.</p> <p>Post Construction</p> <p>1. Access to occupied habitat areas shall be restricted.</p> <p>2. All night lighting associated with the development shall be directed away from occupied or suitable habitat areas. The Project shall be designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting (e.g., to light up equipment for security measures) shall be shielded or directed away from the occupied or suitable habitat areas and are not to exceed City of Temecula standards.</p>			
<p>MM BIO-3: Nesting Bird Preconstruction Surveys. Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird species will require compliance with the MBTA and CDFG Code Section 3503, 3503.5, and 3513. Construction outside the nesting season (between September 1st and January 31st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist will conduct a preconstruction nesting bird survey, raptor survey, and a survey for sensitive riparian bird species that have the potential to occur adjacent to the impact area no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to the Project Site.</p> <p>The survey(s) will focus on identifying any bird nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, will be submitted to the City of Temecula for review and approval prior to initiation of</p>	<p>Project Developer</p> <p>Qualified Biologist</p>	<p>Prior to Project Grading or Construction Activities, if occurring between February 1 and August 31</p>	

Sage Senior Apartments Project

4

November 2024

**Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>grading in the nest-setback zone. The qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the City of Temecula documenting compliance with the MBTA and CDFG Code. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA and CDFG Code.</p>			
CULTURAL RESOURCE MEASURES			
<p>MM CUL-1: Archaeological Monitoring. Prior to the commencement of ground disturbing activities, an archaeologist the meets Secretary of Interior (SOI) professional qualifications (Qualified Archaeologist) and who is approved by the City of Temecula Planning Department shall be retained by the Project Applicant or Proponent to monitor all ground disturbing activities. The Qualified Archaeologist shall be present during all initial grading operations and is not required to be present once the maximum extent of grading has occurred. Should any cultural resources be discovered during Project implementation, the Qualified Archaeologist shall notify the City of the discovery and evaluate the find for potential significance and make a recommendation to the City. For any resource of Native American origin, the City shall contact the consulting Tribe(s) to evaluate the resource's potential as a Tribal Cultural Resource (TCR), as noted in MM TCR-1. Should the City determine the resource is significant and/or a TCR, the Qualified Archaeologist shall draft a treatment plan for review and approval by the City. For any resources of Native American in origin, consulting Tribes shall be given the opportunity to comment on the treatment plan prior to implementation. All final site records, reports, etc. associated with the discovery, evaluation, and treatment of cultural resources discovered during Project implementation shall be submitted to the applicable California Historical Resources Information System information center, as directed by Office of Historic Preservation.</p>	<p>Project Developer Project Construction Superintendent Qualified Archaeologist</p>	<p>During all phases of Project Construction</p>	
<p>MM CUL-2: Phase IV Report. Prior to final inspection, the Project Archeologist is to submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with the Planning 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 City shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the City shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to</p>	<p>Qualified Archaeologist</p>	<p>Prior to final inspection by City</p>	

Sage Senior Apartments Project

5

November 2024

**Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
the applicable California Historical Resources Information System information center, as directed by Office of Historic Preservation, and one (1) copy shall be submitted to the Pechanga Cultural Resources Department.			
GEOLOGY AND SOIL MEASURES			
MM GEO-1: Site Preparation. The Project will adhere to the conclusions and recommendations found in Section 9 of the Geotechnical Engineering Investigation report by Salem Engineering Group, Inc. (2022), or as otherwise approved by a Qualified Geotechnical Engineer and/or the City of Temecula Building and Safety Department.	Project Developer City of Temecula Building and Safety Department Design Engineer in responsible charge	Prior to issuance of building and grading permits	
MM GEO-2: Inadvertent Finds of Paleontological Resources. In the event an unanticipated fossil or other paleontological resource discovery is made during Project development, in accordance with Society of Vertebrate Paleontology (SVP) 2010 guidelines, a qualified professional Paleontologist should be retained in order to examine the find and to determine if further paleontological resources mitigation is warranted. The Paleontologist monitoring mass grading for the Project shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted in accordance with modern paleontological techniques.	Project Developer Qualified Paleontologist	During all phases of Project Construction	
TRIBAL CULTURAL RESOURCE MEASURES			
MM TCR-1: Native American Monitoring. Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed.	Project Developer Project Construction Superintendent Pechanga Band of Indians Tribal Monitor	Prior to issuance of grading permits	

**Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>MM TCR-2: Inadvertent Finds. 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). Tribal cultural resources are excluded from the definition of unique cultural resources as those resources are defined by the tribal values ascribed to them by their affiliated communities. Treatment of tribal cultural resources inadvertently discovered during the project's ground-disturbing activities shall be subject to the consultation process required by state law and AB 52.</p>	<p>Project Developer Project Construction Superintendent Qualified Archaeologist Pechanga Band of Indians Tribal Monitor</p>	<p>During all phases of Project Construction involving ground disturbance</p>	
<p>MM TCR-3: Final 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 Temecula Community Development Department:</p> <ul style="list-style-type: none"> 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 	<p>Project Developer Project Construction Superintendent Qualified Archaeologist Pechanga Band of Indians Tribal Monitor</p>	<p>During all phases of Project Construction involving ground disturbance</p>	

**Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>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. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Temecula upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p>			
<p>MM TCR-4: Human Remains. If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>	<p>County Coroner</p> <p>Project Developer</p> <p>Project Construction Superintendent</p>	<p>During all phases of Project Construction involving ground disturbance</p>	
<p>MM TCR-5: Non-Disclosure. 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 7927.000, 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 7927.000.</p>	<p>Project Developer</p> <p>Project Construction Superintendent</p> <p>Qualified Archaeologist</p> <p>Pechanga Band of Indians Tribal Monitor</p>	<p>During all phases of Project Construction involving ground disturbance</p>	

**Mitigation Monitoring and Reporting Program
 Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
MM TCR-6; LSA-WDV2201-I-1. Prior to the start of ground-disturbing activities, temporary site number LSA-WDV2201-I-1 shall be collected and stored in a secure location on-site to ensure project work does not destroy the resource. Final disposition of the resource shall be determined in correspondence with any inadvertent finds and protected from all future ground-disturbing activity via an enforceable legal instrument such as a conservation easement or other restrictive binding upon successive owners of the relocation area as described in MM TCR-3.	Project Archaeologist City of Temecula Planning Department	Prior to the issuance of grading permits	

Response to Comment Letter R3 – Eastern Municipal Water District (EMWD)

R3.1 This comment suggests that the Draft IS/MND should provide a wastewater projections and determine whether adequate facility capacity exists. As noted in Impact 19c of the Draft IS/MND, according to EMWD the Temecula Valley Regional Water Reclamation Facility currently has an approximate remaining treatment capacity of 9 million gallons per day (MGD). The Project consists of 143 dwelling units (DU) at a density of 24 dwelling units per acre (DU/ac). EMWD’s Development Services Department and Facility Design Guidelines (https://content.emwd.org/sites/default/files/migrate-documents/development_services_department_and_facility_design_guidelines.pdf) provides wastewater/sewer generation rates for Very High Density land uses.

The Project would generate approximately 62,690 gallons per day (gpd) of wastewater.² This would represent approximately 0.7 percent of the remaining treatment capacity at the Temecula Valley Regional Water Reclamation Facility. As such, there would be sufficient capacity to serve the Project.

R3.2 This comment is a summary of EMWD’s due diligence and design process. This comment does not pertain to the adequacy of the environmental analysis. It has been noted for the record and will be provided to decision makers for consideration. No further response is warranted.

² $143 \text{ DU} \times 0.65 \frac{\text{EDU}}{\text{DU}} \times 235 \frac{\text{gpd}}{\text{EDU}} = 21,843 \text{ gpd}; 21,843 \text{ gpd} \times 2.87 \text{ peaking factor} = 62,690 \text{ gpd}.$

Section 3.0 Errata

This section includes minor edits to the Public Draft IS/MND in response to comments from the public (deleted text is shown in “strikeout” text, and new text is shown as underlined/italics. These modifications represent minor corrections or clarify or amplify information in the IS/MND. Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis.

Section 1.0, Initial Study Checklist, page 1, of the Public Draft IS/MND

Surrounding Land Uses and Setting	Vacant, Santa Gertrudis Creek, Tocalota Creek, Residential, Commercial
Other Public Agencies Whose Approval is Required	South Coast Air Quality Management District San Diego RWQCB <u>California Department of Transportation</u>

Section 2.4, Discretionary Actions and Approvals, page 9, of the Public Draft IS/MND

The City is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the IS/MND for the Project. It is expected that the City, at a minimum, would consider the data and analyses contained in this IS/MND when making the entitlements determinations. Prior to implementation of the Project, discretionary permits and approvals must be obtained from local, state, and federal agencies, as listed below:

- Conditional Use Permit (from City of Temecula)
- Development Plan (from City of Temecula)
- Encroachment Permit (from California Department of Transportation)

Other permits may be required for the Project but would not be discretionary. These permits, if required, would be ministerial, and may include, but are not limited to, grading permits, tree removal permits, building permits, right-of-way encroachment permits, among others.

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Attachment 1: Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program Sage Senior Apartments Project

A.1 STATUTORY REQUIREMENTS

The purpose of this program is to identify the changes to the project, which the Lead Agency has adopted or made a condition of a project approval, in order to mitigate or avoid significant effects on the environment. The City of Temecula is the Lead Agency that must adopt the mitigation monitoring and reporting program. Section 21069 of the California Environmental Quality Act (CEQA) statute defines Responsible Agency as a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15091(d) “when making the findings required in subdivision (a)(1) of CEQA, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.”

Furthermore, Section 15097.d states “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of the individual improvement projects identified in the Draft IS/MND.

A completed and signed checklist for each measure indicates that a measure has been implemented and fulfills the City’s monitoring requirements with respect to Public Resources Code Section 21081.6.

A.2 ACRONYMS AND INITIATIONS

AB	Assembly Bill
CDFG	California Department of Fish and Game (now Wildlife)
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CUL	Cultural Resources
BIO	Biological Resources
dB(A)	decibel A-weighted
GEO	Geology and Soils
GP	General Plan
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
SOI	Secretary of the Interior
SVP	Society of Vertebrate Paleontology
TCR	Tribal Cultural Resource
USFWS	United States Fish and Wildlife Service

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
BIOLOGICAL RESOURCE MEASURES			
<p>MM BIO-1: 30-day Burrowing Owl Preconstruction Survey. A pre-construction survey for burrowing owls is required within 30-days prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the City of Temecula and the relevant Wildlife Agencies (e.g., USFWS, CDFW) and will need to coordinate further with City and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.</p>	<p>Project Developer Qualified Biologist</p>	<p>Prior to Project Grading or Construction Activities</p>	
<p>MM BIO-2: Least Bell’s Vireo Avoidance Measures. Ground-disturbing activities, including grubbing, grading, clearing, and construction within 300 feet of suitable or occupied habitat shall be scheduled outside of the least Bell’s vireo breeding season (March 1st through August 31st). If ground-disturbing or construction activities are scheduled during the least Bell’s vireo breeding season, then the follow measures shall be taken:</p> <ol style="list-style-type: none"> 1. A biological monitor shall survey suitable habitat adjacent to the Project site to determine the status of least bell’s vireo within three (3) days of initiation of construction. If detected, the biological monitor shall be present during any ground disturbance or construction conducted during the breeding season to observe the birds’ behavior. The construction supervisor shall be notified if the ground-disturbing or construction activities appear to be altering the birds’ normal breeding behavior. Construction activities shall cease until additional minimization measures have been performed. Measures may include, but are not limited to, limitation on the use of certain equipment, placement of equipment, restrictions on the simultaneous use of equipment, installation of sound barrier, or other noise attenuation methods as deemed appropriate by the monitoring biologist. If the birds’ behavior is still altered from normal breeding behavior, ground disturbance shall cease until CDFW and USFWS are contacted to discuss alternative methods. 	<p>Project Developer Qualified Biologist Tenant/Landowner (Post-Construction)</p>	<p>Prior to Project Grading or Construction Activities, if occurring between March 1 and August 31</p>	

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>If ground disturbance occurs within or adjacent (300-foot) of occupied habitat, a qualified acoustician shall also be retained to determine ambient noise levels and project-related noise levels at the edge of suitable habitat. The need for sound monitoring shall be recommended by the biological monitor based on the presence of nesting individuals and observation of the birds' behavior. Noise levels at the edge of the suitable habitat shall not exceed an hourly average of 60 decibels (dB[A]), or a 3 dB(A) increase in noise levels if ambient noise levels exceed 60 dB(A). If project-related noise levels at the edge of the suitable habitat are above 60 dB(A) or the 3 dB(A) increase in noise occurs, additional minimization measures shall be taken to reduce project-related noise levels to an acceptable level as determined by the biological monitor. If additional measures do not decrease project-related noise levels below the thresholds described above, construction activities shall cease until CDFW and USFWS are contacted to discuss alternative methods.</p> <ol style="list-style-type: none"> 2. Construction limits in and around any occupied least Bell's vireo habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the avoidance buffer during the breeding season. 3. Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures. 4. All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the City of Temecula. 5. During any excavation and grading adjacent (300-foot) to occupied habitat, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment, so that emitted noise is directed away from the occupied least Bell's vireo habitat. 			

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>6. The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all project construction occurring during the breeding season.</p> <p>Post Construction</p> <ol style="list-style-type: none"> 1. Access to occupied habitat areas shall be restricted. 2. All night lighting associated with the development shall be directed away from occupied or suitable habitat areas. The Project shall be designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting (e.g., to light up equipment for security measures) shall be shielded or directed away from the occupied or suitable habitat areas and are not to exceed City of Temecula standards. 			
<p>MM BIO-3: Nesting Bird Preconstruction Surveys. Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird species will require compliance with the MBTA and CDFG Code Section 3503, 3503.5, and 3513. Construction outside the nesting season (between September 1st and January 31st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist will conduct a preconstruction nesting bird survey, raptor survey, and a survey for sensitive riparian bird species that have the potential to occur adjacent to the impact area no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to the Project Site.</p> <p>The survey(s) will focus on identifying any bird nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, will be submitted to the City of Temecula for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the City of Temecula documenting</p>	<p>Project Developer Qualified Biologist</p>	<p>Prior to Project Grading or Construction Activities, if occurring between February 1 and August 31</p>	

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
compliance with the MBTA and CDFG Code. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA and CDFG Code.			
CULTURAL RESOURCE MEASURES			
<p>MM CUL-1: Archaeological Monitoring. Prior to the commencement of ground disturbing activities, an archaeologist the meets Secretary of Interior (SOI) professional qualifications (Qualified Archaeologist) and who is approved by the City of Temecula Planning Department shall be retained by the Project Applicant or Proponent to monitor all ground disturbing activities. The Qualified Archaeologist shall be present during all initial grading operations and is not required to be present once the maximum extent of grading has occurred. Should any cultural resources be discovered during Project implementation, the Qualified Archaeologist shall notify the City of the discovery and evaluate the find for potential significance and make a recommendation to the City. For any resource of Native American origin, the City shall contact the consulting Tribe(s) to evaluate the resource's potential as a Tribal Cultural Resource (TCR), as noted in MM TCR-1. Should the City determine the resource is significant and/or a TCR, the Qualified Archaeologist shall draft a treatment plan for review and approval by the City. For any resources of Native American in origin, consulting Tribes shall be given the opportunity to comment on the treatment plan prior to implementation. All final site records, reports, etc. associated with the discovery, evaluation, and treatment of cultural resources discovered during Project implementation shall be submitted to the applicable California Historical Resources Information System information center, as directed by Office of Historic Preservation.</p>	<p>Project Developer</p> <p>Project Construction Superintendent</p> <p>Qualified Archaeologist</p>	<p>During all phases of Project Construction</p>	
<p>MM CUL-2: Phase IV Report. Prior to final inspection, the Project Archeologist is to submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with the Planning 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 City shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the City shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the applicable California Historical Resources Information System information center, as directed by Office of Historic Preservation, and one (1) copy shall be submitted to the Pechanga Cultural Resources Department.</p>	<p>Qualified Archaeologist</p>	<p>Prior to final inspection by City</p>	

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<i>GEOLOGY AND SOIL MEASURES</i>			
<p>MM GEO-1: Site Preparation. The Project will adhere to the conclusions and recommendations found in Section 9 of the Geotechnical Engineering Investigation report by Salem Engineering Group, Inc. (2022), or as otherwise approved by a Qualified Geotechnical Engineer and/or the City of Temecula Building and Safety Department.</p>	<p>Project Developer</p> <p>City of Temecula Building and Safety Department</p> <p>Design Engineer in responsible charge</p>	<p>Prior to issuance of building and grading permits</p>	
<p>MM GEO-2: Inadvertent Finds of Paleontological Resources. In the event an unanticipated fossil or other paleontological resource discovery is made during Project development, in accordance with Society of Vertebrate Paleontology (SVP) 2010 guidelines, a qualified professional Paleontologist should be retained in order to examine the find and to determine if further paleontological resources mitigation is warranted. The Paleontologist monitoring mass grading for the Project shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted in accordance with modern paleontological techniques.</p>	<p>Project Developer</p> <p>Qualified Paleontologist</p>	<p>During all phases of Project Construction</p>	
<i>TRIBAL CULTURAL RESOURCE MEASURES</i>			
<p>MM TCR-1: Native American Monitoring. Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed.</p>	<p>Project Developer</p> <p>Project Construction Superintendent</p> <p>Pechanga Band of Indians Tribal Monitor</p>	<p>Prior to issuance of grading permits</p>	
<p>MM TCR-2: Inadvertent Finds. 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,</p>	<p>Project Developer</p> <p>Project Construction Superintendent</p>	<p>During all phases of Project Construction involving ground disturbance</p>	

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

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<p>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). Tribal cultural resources are excluded from the definition of unique cultural resources as those resources are defined by the tribal values ascribed to them by their affiliated communities. Treatment of tribal cultural resources inadvertently discovered during the project’s ground-disturbing activities shall be subject to the consultation process required by state law and AB 52.</p>	<p>Qualified Archaeologist Pechanga Band of Indians Tribal Monitor</p>		
<p>MM TCR-3: Final 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 Temecula Community Development Department:</p> <ul style="list-style-type: none"> 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, 	<p>Project Developer Project Construction Superintendent Qualified Archaeologist Pechanga Band of Indians Tribal Monitor</p>	<p>During all phases of Project Construction involving ground disturbance</p>	

**Mitigation Monitoring and Reporting Program
Sage Senior Apartments Project**

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<p>burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Temecula upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p>			
<p>MM TCR-4: Human Remains. If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>	<p>County Coroner Project Developer Project Construction Superintendent</p>	<p>During all phases of Project Construction involving ground disturbance</p>	
<p>MM TCR-5: Non-Disclosure. 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 7927.000, 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 7927.000.</p>	<p>Project Developer Project Construction Superintendent Qualified Archaeologist Pechanga Band of Indians Tribal Monitor</p>	<p>During all phases of Project Construction involving ground disturbance</p>	
<p>MM TCR-6: LSA-WDV2201-I-1. Prior to the start of ground-disturbing activities, temporary site number LSA-WDV2201-I-1 shall be collected and stored in a secure location on-site to ensure project work does not destroy the resource. Final disposition of the resource shall be determined in correspondence with any inadvertent finds and protected from all future ground-disturbing activity via an enforceable legal instrument such as a conservation easement or other restrictive binding upon successive owners of the relocation area as described in MM TCR-3.</p>	<p>Project Archaeologist City of Temecula Planning Department</p>	<p>Prior to the issuance of grading permits</p>	

Attachment 2: Public Draft IS/MND

Draft Initial Study / Mitigated Negative Declaration

Sage Senior Apartments

Prepared For

The City of Temecula
Community Development Department
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Temecula, CA 92590
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November 2024

OVERVIEW

This Draft Initial Study/Mitigated Negative Declaration has been prepared for the Sage Senior Apartments Project (Project). An Initial Study Checklist and environmental analysis has been prepared to determine the appropriate type of California Environmental Quality Act (CEQA) document.

The CEQA Guidelines Appendix G Initial Study Checklist was updated in 2019 to modify some of the checklist questions and add additional checklist topical areas. As documented in the attached Initial Study checklist, the proposed project would result in potentially significant impacts and mitigation measures are required to mitigate all impacts to less than significant levels. As such, a Mitigated Negative Declaration is the appropriate California Environmental Quality Act (CEQA) document for the proposed project.

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Appendices

Appendix A – Air Quality and Greenhouse Gas Analysis

Appendix B1 - Biological Resources Technical Report

Appendix B2 - Burrowing Owl Survey Report

Appendix C - Phase I Cultural Resources Assessment

Appendix D - Geotechnical Engineering Investigation

Appendix E – Water Quality Management Plan

Appendix F – Noise Analysis

Appendix G - Traffic Technical Memorandum

Appendix H – Tribal Consultation Letters

1.0 INITIAL STUDY / ENVIRONMENTAL CHECKLIST

Project Title	Sage Senior Apartments
Lead Agency Name and Address	City of Temecula 41000 Main Street Temecula, CA 92590
Contact Person and Phone Number	Scott Cooper, Senior Planner, 951-506-5137
Project Location	APN 920-110-005
Project Sponsor's Name and Address	Willis Development 1100 Alta Loma Road West Hollywood, CA 90069
General Plan Designation	Neighborhood Commercial and Open Space
Zoning	Neighborhood Commercial
Description of Project	The Project proposes the construction of a 3-story, 172,230 square foot age-restricted senior citizen housing community with associated amenities and infrastructure.
Surrounding Land Uses and Setting	Vacant, Santa Gertrudis Creek, Tocalota Creek, Residential, Commercial
Other Public Agencies Whose Approval is Required	South Coast Air Quality Management District San Diego RWQCB
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.?	<p>On February 15, 2024, the City initiated tribal consultation with interested California Native American tribes consistent with AB 52. The City requested a consultation from the following tribes which have previously requested consultation: Rincon Band of Luiseño Indians (Rincon), Pechanga Band of Indians (Pechanga), Agua Caliente Band of Cahuilla Indians (Agua Caliente), Torres Martinez Desert Cahuilla Indians (Torres), and Soboba Band of Luiseño Indians (Soboba). The City received responses from Rincon, Pechanga, and Agua Caliente. Neither Soboba nor Torres responded to the City's request for consultation.</p> <p>Rincon Band concluded consultation with the City on May 13, 2024, and recommended the City consult with the</p>

Pechanga Band of Indians. Agua Caliente concluded consultation with the City on February 27, 2024, and noted that the Project is outside of their traditional use area. Pechanga has requested to review Project files and stated that the Project is outside of their reservation but less than a half mile from a Tribal Cultural Property registered with the Native American Heritage Commission Sacred Lands File and several recorded prehistoric archaeological sites. Based on their evaluation of the proposed Project they have requested the inclusion of MM TCR-1 through MM TCR-6, refer to Section 18 of this Draft IS/MND. The City concluded consultation with Pechanga on September 3, 2024.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation (check one):

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

CERTIFICATION:



 Signature

11. 21. 24

 Date

2.0 DESCRIPTION OF PROPOSED PROJECT

2.1 Project Location

The Sage Senior Apartments Project (Project) is located in the northern portion of the City of Temecula (City). The Project site is a 5.93-acre vacant parcel with Assessor’s Parcel Number [APN] 920-110-005). The Project site is located generally east of the Interstate 215 (I-215)/Interstate 15 (I-15) interchange and northeast of the I-15/State Route 79 (SR-79) interchange. Refer to **Exhibit 1, Regional Location Map**. The City of Temecula municipal boundaries are located on the northern and eastern boundaries of the Project site.

2.2 Project Setting and Land Uses

The Project site is a 5.93-acre vacant parcel that was previously disturbed and is currently developed with scattered vegetation. The Project site is bounded by vacant land to the north, Tualota Creek to the east, the Santa Gertrudis Creek Channel to the south, and by Winchester Road (SR-79) to the west. Refer to **Exhibit 2, Local Vicinity Map**. West of Winchester Road, across from the Project site and east beyond the Tualota Creek Channel, there are single-family residential developments. Farther south of the Santa Gertrudis Creek Channel is the Rancho Temecula Town Center.

The Project site’s existing zoning is Neighborhood Commercial (NC) and is designated as two land uses in the City’s General Plan, Neighborhood Commercial (NC) and Open Space (OS). Refer to **Exhibit 3, Existing Zoning** and **Exhibit 4, General Plan Land Use Designation**.

“Senior Citizen Housing” is a permitted use of the NC Zone, which is consistent with the Project’s proposed land uses. Due to the discrepancy in the General Plan and Zoning Map, the preliminary assumption is that the portion of the Project site designated as OS in the General Plan would be required to comply with the Open Space Zoning Requirements. A Conditional Use Permit is being requested to permit parking, pickleball courts and other related uses within the OS General Plan Designation. **Table 1: Existing Land Uses and Zoning Designations** summarizes the on-site and surrounding areas land uses and zoning designations. The 11,842 square foot (SF) northerly tip of the Project site would remain undeveloped and designated as OS under the City of Temecula General Plan (Temecula GP).

Table 1: Existing Land Uses and Zoning Designations

Location	Existing Use	Existing Zoning ¹	Existing General Plan Land Use ²
Project Site	Vacant	Neighborhood Commercial	Open Space Neighborhood Commercial
North	Vacant	County of Riverside (City of Temecula Sphere of Influence) ³	Open Space
South	Santa Gertrudis Creek Channel Commercial	Specific Plan Open Space - Conservation	Community Commercial Open Space
West	Vacant Residential	Professional Office Medium Residential	Professional Office Medium Residential

Location	Existing Use	Existing Zoning ¹	Existing General Plan Land Use ²
East	Tucalota Creek and Residential	County of Riverside (City of Temecula Sphere of Influence)	Open Space Low Medium Residential
Sources and Notes:			
(1) City of Temecula. (2016). <i>Zoning Map, City of Temecula</i> . Available at: https://temeculaca.gov/DocumentCenter/View/1642/Zoning-Map-?bidId= (accessed May 2024).			
(2) City of Temecula. (2005). Temecula General Plan; Figure LU-3 Land Use Policy Map. Available at: http://laserfiche.cityoftemecula.org/weblink/2/doc/275675/Electronic.aspx (accessed May 2024).			
(3) The sphere of influence for the City of Temecula represents the probable future physical boundaries and service area of the City.			

Environmental Setting

Topography

The overall Project site generally slopes from the south and north (high points) to the midpoint of the Project site and then east (low point) with approximate surface elevations of 1,093 feet above mean sea level (amsl) on the northern and southern extents and 1,086 ft amsl on the eastern extent of the Project site. The Project site has been previously disturbed and graded and is generally flat. The Project site is generally at a lower elevation than Winchester Road and is approximately 8 to 11 feet below the grade of the road. Winchester Road, which fronts the Project on the west, generally slopes from north to south with approximate surface elevations, along the centerline, of 1,103 ft amsl (north) and 1,099 ft amsl (south).

Biology

The Project site is dominated by non-native grassland/ruderal, California buckwheat scrub, and disturbed habitat. The majority of the Project site is characterized as non-native grassland/ruderal vegetation. General wildlife species documented on-site include but are not limited to reptiles, birds, small mammals, and other vertebrates.

Hydrology

The Project site is located within the Murrieta Creek Watershed (Hydrologic Unit Code [HUC10]: 1807030204). The Tucalota Creek bounds the Project on the east, which receives storm flows from the Project site under existing conditions. There is an existing 108-inch diameter corrugated metal pipe culvert located a parcel adjacent to the Project site that allows the existing Project site to drain flows into the Tucalota Creek.

Seismic Conditions

The Project site is in an area that is subject to ground motions due to earthquakes as is all of southern California; however, the Project is not located within a known fault zone. The nearest fault is the Wildomar Fault, a part of the Elsinore Fault Zone, and is located approximately 2.0 miles southwest of the Project site. The Project site is outside of an Alquist-Priolo fault zone. However, the Project site is located within a California Geologic Survey (CGS) liquefaction zone, indicating that the Project site has a higher potential for liquefaction.¹

¹ California Geologic Survey. 2018. *Earthquake Zones of Required Investigation*. <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (accessed May 2024).

Flood Zone Information

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C2720G (effective date August 28, 2008), the Project site is located in Flood Zone X. Flood Zone X indicates areas that are outside the 0.2 percent annual chance floodplain (the 500-year flood).²

Infrastructure and Utilities

The Project site is bounded by Winchester Road on the west, however there are no existing access points to the Project site. There are no existing internal access roads on the Project site. Further, no utilities currently serve the Project site. There is an existing sanitary stub from the main line that's existing within the Winchester Road right-of-way.

Transit

The Riverside Transit Authority (RTA) provides bus services within the City of Temecula. The nearest stop to the Project site is at the intersection of Winchester Road and Nicolas Road to the south of the Project site, approximately 0.25 miles southwest. RTA Routes 23, 55, and 79 each have a stop at this location with the routes all continuing past the Project site along Winchester Road.

2.3 Project Purpose and Proposed Project Characteristics

The Project proposes the construction and operation of a senior housing apartment community. The proposed development will include an approximately 56,990 square foot (SF) building footprint, 143 dwelling units (DU) and associated amenities. Total floor area of the residential building would be 172,230 SF. The Project proposes a density of 24 DU/acre. While the permitted density is 20 DU/acre, pursuant to California Government Code (CGC) 65915, a 20 percent density bonus can be claimed when a residential project proposes senior living/age-restricted housing. As a part of the density bonus, the Project Applicant is requesting a waiver for the building height pursuant to Temecula Municipal Code (MC) Section 17.10.020(Q)(7). This would allow the Project to exceed the height of the zoning district. In addition to the proposed apartments and amenities, additional improvements and appurtenant infrastructure would be constructed to include, but not be limited to, landscaping, utilities, parking, recreational facilities, storm drain, and other facilities. Refer to **Exhibit 5, Conceptual Site Plan**.

Senior Housing Apartment

The Project proposes to develop a 3-story approximately 172,230 SF apartment building consisting of 143 1-, 2-, and 3-bedroom units for adults over the age of 55. In addition, several amenities would be provided for residents including but not limited to, a bistro, a yoga room, a gym, a theatre, an arts and crafts studio, an outdoor swimming pool, outdoor kitchen, walking trails, a private dining room, a business center, and offices for building staff. The building will be "ring" shaped with an interior courtyard providing open space for residents, employees, and guests. The building would be a maximum height of 51 feet and 3 inches tall. Refer to **Exhibit 6, Building Elevations and Floor Plans**. It should be noted that the Neighborhood Commercial zoning allows for a maximum building height of 35 feet. However, the

² Federal Emergency Management Agency. 2008. *Flood Insurance Rate Map No. 06065C2720G*.

Project Applicant is requesting a waiver for the building height limits pursuant to Temecula MC Section 17.10.020(Q)(7).

Landscaping, Open Space, and Recreational Facilities

The Project proposes to provide approximately 74,231 SF of landscaped areas. In total, approximately 29 percent of the Project site would be landscaped. Landscaped “fingers” would be provided throughout the Project site parking areas generally at an interval of one landscaped finger per 10 parking stalls. Additionally, approximately 11,842 SF (0.27 ac) of the northernmost portion of the Project site would remain as open space and would not be developed with specific improvements. Landscaping would generally consist of native vegetation, trees, bushes and shrubs, vines, and ground covers. Refer to **Exhibit 7, Conceptual Landscape Plan**.

The Project would provide two outdoor recreational areas, one on the northern portion of the Project site, and one on the southern portion of the Project site. A dog area and two pickleball courts would be installed on the northern portion of the Project site and the southern recreational area would include outdoor exercise equipment such as bikes, balance stations, stairs, surface challenges, flex wheels, and steps.

As the Project is a residential project, open space is required to be provided. Open space would be provided in the form of private and common open space. Private open space would consist of:

- Patios, balconies, etc. at 14,265 SF,
- A courtyard at 16,060 SF, and
- Pickleball courts at 3,590 SF, and
- Common open space of 64,622 SF

For the purposes of open space calculations, only common open space is considered, as such, the Project would exceed the minimum open space requirement of 64,619 SF by 3 SF. However, the Project would provide private open space for residents. Refer to **Exhibit 5**.

Parking and Circulation

As shown in **Exhibit 5**, the Project would provide 206 parking stalls on-site. In total 101 parking stalls are required, and the Project would exceed this requirement by 105 stalls. Of the 206 parking stalls to be provided on-site, 6 would be Americans with Disabilities Act (ADA) accessible parking, 21 would be electric vehicle (EV) capable, 52 would be EV ready, and 11 would have EV chargers. Most parking stalls would be uncovered (115 stalls) and the remainder would be covered with awnings (91 stalls). The covered stalls would be constructed to be solar ready for future carport mounted solar panels. Additionally, parking for motorcycles and bicycles would be provided at 5 spaces each.

Access to the Project site would be provided via two driveways along Winchester Road, a 24-foot driveway on the southern portion of the Project site and a 34-foot driveway on the northern portion of the Project site. The 34-foot driveway would serve as the primary entrance to the Project site. Drive aisles would provide circulation throughout the Project site and would accommodate emergency vehicles and their

turn radii. Internal circulation would consist of 24-foot drive aisles. The southern driveway would be a “right-in, right-out” driveway with restricted turning movements, additionally the southerly driveway would be for emergency vehicle access only. Additionally, the northern driveway would have a new traffic signal installed and allow left and right turn movements between the Project site and Winchester Road.

Utilities

Water

Currently, water service to the Project site would be served by either Rancho California Water District (RCWD) or Eastern Municipal Water District (EMWD). Both options are discussed below. Refer to **Exhibit 8, Conceptual Utility Plan**.

Option 1 – Rancho California Water District

There is an existing 20-inch cement mortar lining (CML) pipe within Winchester Road that is owned and operated by RCWD. The Project would connect to this existing line in several locations for hydrants (both public and private) or for domestic water services.

Option 2 – Eastern Municipal Water District

The Project would construct a new potable water line within the Winchester Road right-of-way from the existing water line along Willows Avenue southerly across the Project frontage. The Project would connect to this existing line in several locations for hydrants (both public and private) or for domestic water services.

Sanitary

There is an existing 30-inch vitrified clay pipe (VCP) sewer main within the Winchester Road right-of-way that the Project would connect to via an existing 8-inch VCP stub. The Project would connect to this existing stub with a 9-inch VCP sewer from the apartment building. This sanitary sewer is operated by Eastern Municipal Water District (EMWD) who would serve the Project. Refer to **Exhibit 8**.

Storm Drain

The Project would construct storm drain infrastructure throughout the Project site generally consisting of curb and gutter, curb inlets, catch basins, underground storm drain, and a storm water quality bio-filtration basin. Storm water would generally flow from the southern portion of the Project site to the northern portion of the Project site, either by sheet flow, shallow concentrated flow, or through conduit flow through pipes. The bio-filtration basin, on the northern portion of the Project site, would have a bottom area of 5,200 SF and would allow for an infiltration rate of 0.194 in/hr of water. Refer to **Exhibit 9, Conceptual Grading Plan**.

Project Grading

The Project site is approximately 8 to 10 feet below Winchester Road and would require mass grading to allow access from Winchester Road to the Project site at the two proposed driveway entrances. The Project site would generally remain at its existing elevation and would not have significant elevation changes. The Project site is generally flat and is surrounded on all sides by earthen berms. Project grading

would generally slope the Project site from south to north, providing drainage to the north, towards the proposed bio-filtration basin. The Project proposes a final foundation elevation for the apartment building at 1,095 feet mean sea level (msl). The Project would require 1,500 cubic yards (CY) of cut and 18,500 CY of fill, resulting in a net import 17,000 CY of soil. Refer to **Exhibit 9**.

Project Phasing and Construction Schedule

The Project is anticipated to be developed in one phase. Upon Project approval, construction activities are anticipated to begin in Fall 2025 and extend for a period of approximately 18 months.

2.4 Discretionary Actions and Approvals

The City is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the IS/MND for the Project. It is expected that the City, at a minimum, would consider the data and analyses contained in this IS/MND when making the entitlements determinations. Prior to implementation of the Project, discretionary permits and approvals must be obtained from local, state, and federal agencies, as listed below:

- Conditional Use Permit (from City of Temecula)
- Development Plan (from City of Temecula)

Other permits may be required for the Project but would not be discretionary. These permits, if required, would be ministerial, and may include, but are not limited to, grading permits, tree removal permits, building permits, right-of-way encroachment permits, among others.

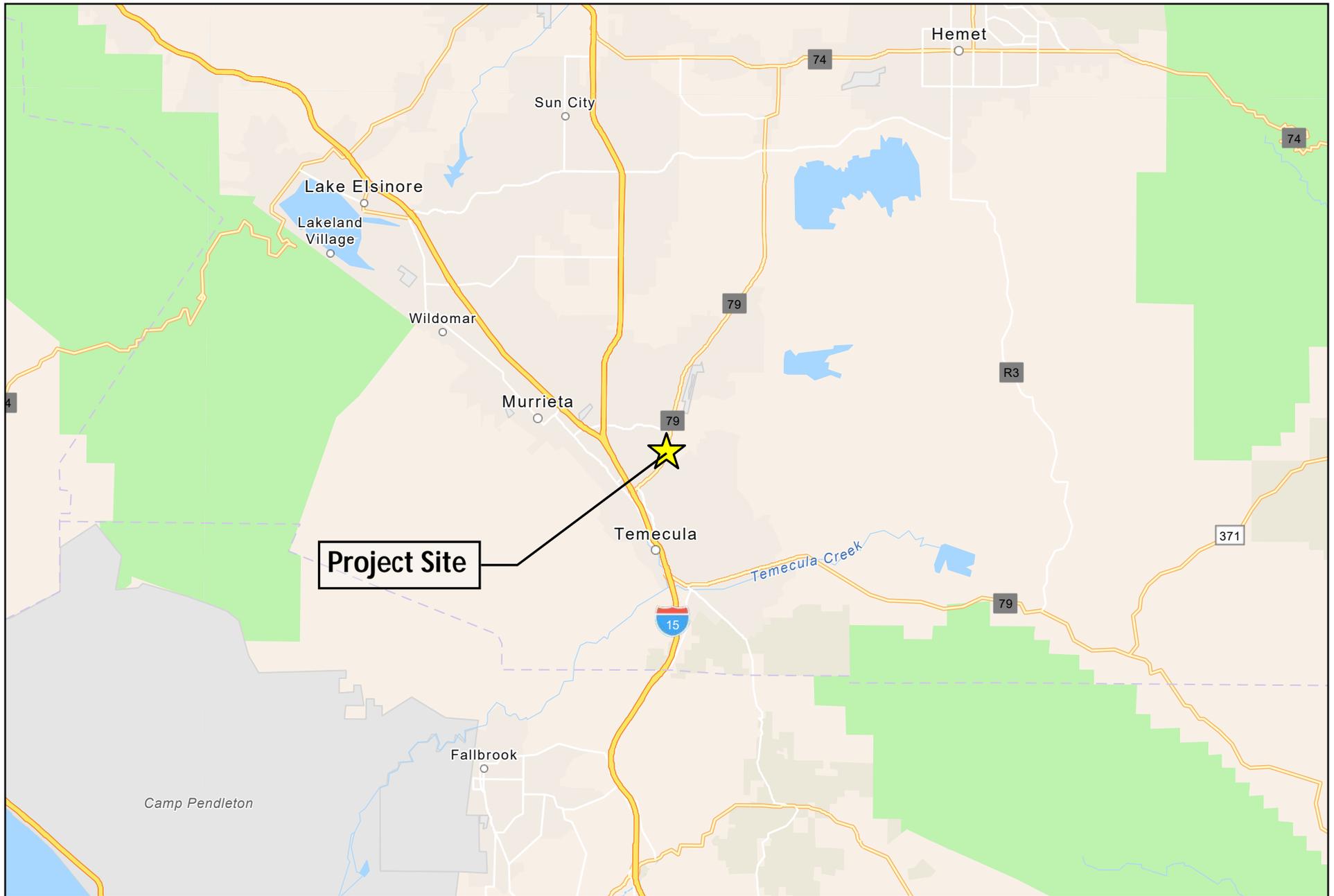


Exhibit 1: Regional Location Map

Sage Senior Apartments Project
City of Temecula



Not to scale

Kimley»Horn



Legend

-  Project Site
-  Cities
-  Temecula Sphere of Influence

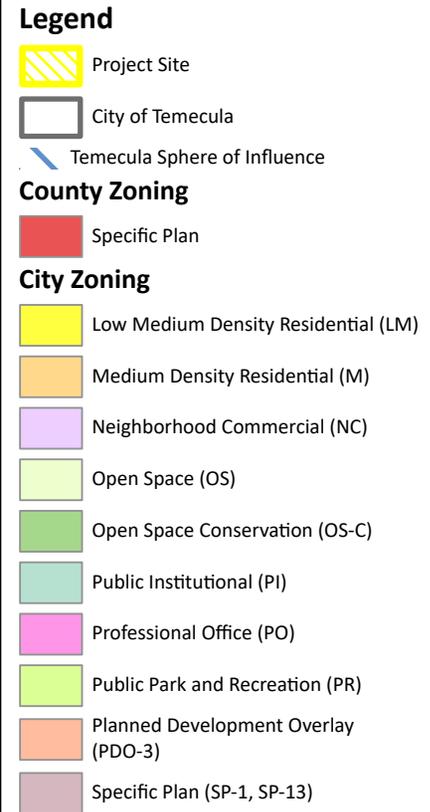
Source: Nearmap, 2024.

Exhibit 2: Local Vicinity Map

Sage Senior Apartments Project
City of Temecula



Not to scale



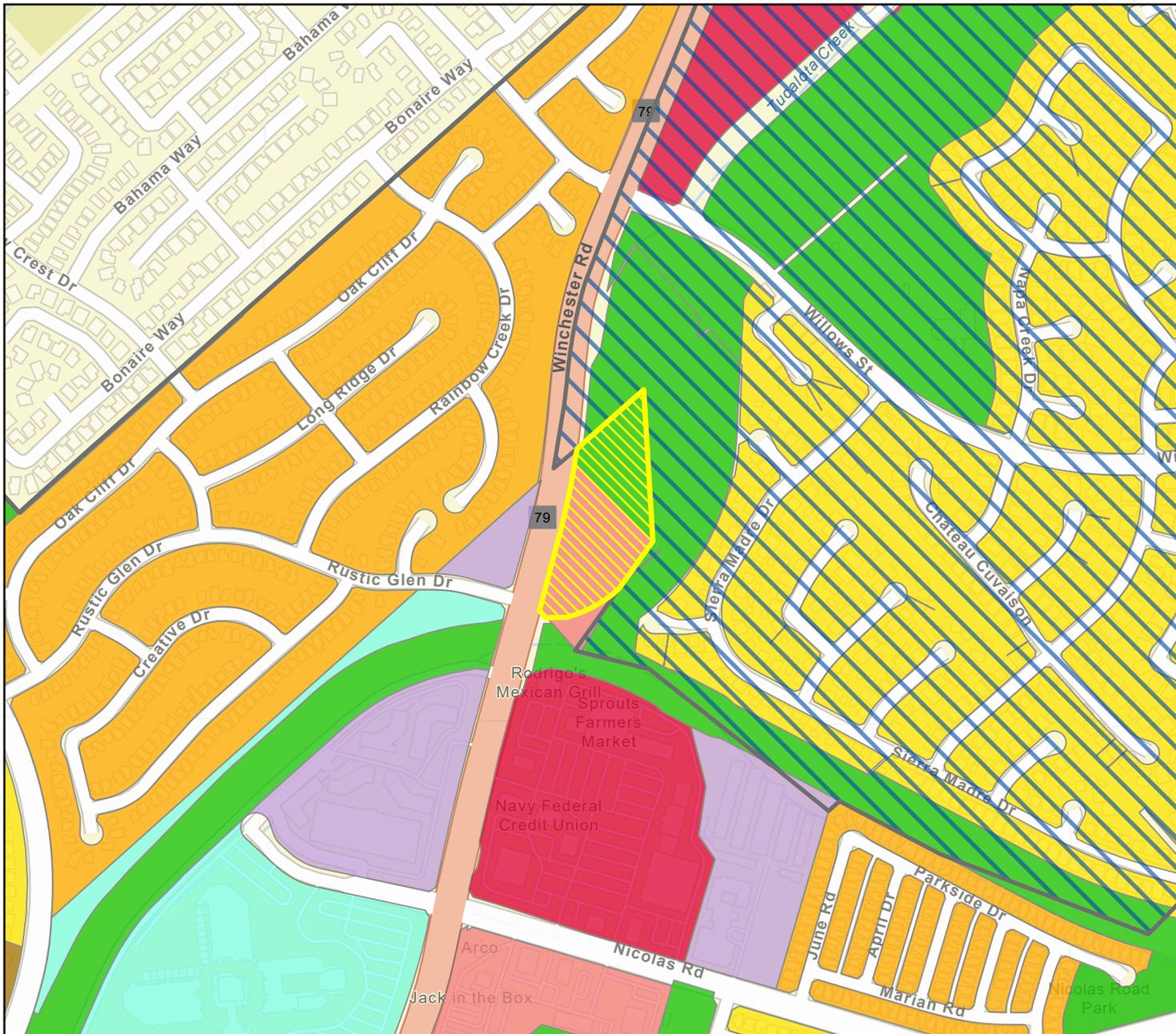
Source: City of Temecula, 2024; County of Riverside, 2023.

Exhibit 3: Existing Zoning
 Sage Senior Apartments Project
 City of Temecula



Not to scale





Legend

-  Project Site
-  City of Temecula
-  Temecula Sphere of Influence
- City General Plan Land Use**
-  Neighborhood Commercial (NC)
-  Community Commercial (CC)
-  Professional Office (PO)
-  Public Institutional Facilities (PI)
-  Open Space (OS)
-  Low Medium Density Residential, 3-6 Du/Ac Max (LM)
-  Medium Density Residential, 7-12 Du/Ac Max (M)
-  High Density Residential, 13-20 Du/Ac Max (H)

Source: City of Temecula, 2024; County of Riverside, 2023.

Exhibit 4: General Plan Land Use Designation

Sage Senior Apartments Project
City of Temecula



Not to scale



EXISTING EASEMENTS:

- 3 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 08, 1927 IN BOOK 710 OF DEEDS, PAGE 330.
- 4 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1930 IN BOOK 869 OF DEEDS, PAGE 85.
- 5 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 19, 1965 AS INSTRUMENT NO. 19695 OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR SEWAGE, PIPELINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 23, 1992 AS INSTRUMENT NO. 92-23716 OF OFFICIAL RECORDS.

UTILITY PROVIDERS:

WATER	TBD 42135 WINCHESTER ROAD TEMECULA, CA 92590 (951) 296-6900
SEWER	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA 92570 (800) 698-0400
ELECTRICAL	SOUTHERN CALIFORNIA EDISON 2244 WALNUT GROVE AVENUE ROSEMEAD, CA 91770 (800) 655-4555
GAS	SOUTHERN CALIFORNIA GAS PO BOX 1626 MONTEREY PARK, CA 91754 (800) 427-2000
TRASH	CR&R - PERRIS 1706 GOETZ ROAD PERRIS, CA 92570 (951) 943-1991



Source: Urbal Architecture, 9/26/2024.

BUILDING FORM FEATURES

- | | | |
|---|---|---|
| A STREET-FACING BUILDING FACADE INCLUDES WALL OFFSETS OF EITHER 24" OR 48" | E MULTIPLE WINDOWS WITH TRIM 4" OR WIDER | I SOLID BALCONY OVERHANG IN LINE WITH ASPHALT GABLE ROOFS |
| B COVERED PORCHES / BALCONIES | F EGRESS TOWER ELEMENT | J TRELLIS BALCONY OVERHANG IN LINE WITH STANDING SEAM METAL GABLE AND SHED ROOFS |
| C STATEMENT ENTRANCE TO MATCH ARCHITECTURAL STYLE | G SHED ROOF ELEVATED 16" FROM GABLE | K RESIDENTIAL DOORS SPECIFIC TO ARCHITECTURAL STYLE |
| D EAVES PROJECTING A MINIMUM OF AT LEAST 12" | H WINDOW STRIPE ACCENT | L DECORATIVE BARN DOORS |



① NORTH ELEVATION



② SOUTH ELEVATION

Source: Urbal Architecture, 9/26/2024.

Exhibit 6: Building Elevations and Floor Plans

Sage Senior Apartments Project
City of Temecula

LANDSCAPE CONCEPT NOTE:

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

IRRIGATION CONCEPT NOTE:

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



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	24" BOX	M	4
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	18" BTH	M	4
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE STANDARD	24" BOX	L	7
	FELVOA SELLOWIANA PINEAPPLE GUJAVA	24" BOX	M	31
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	M	38
	LAGERSTROEMIA INDICA 'GLENDDORA WHITE' GLENDDORA WHITE CRAPE MYRTLE STANDARD	24" BOX	M	20
	LAGERSTROEMIA INDICA X FAURIEI TUSCARORA TUSCARORA CRAPE MYRTLE STANDARD	24" BOX	M	18
	LAURUS NOBILIS 'SARATOGA' SARATOGA SWEET BAY STANDARD	24" BOX	L	17
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE STANDARD	48" BOX	L	7
	OLEA EUROPAEA 'WILSONI' WILSON FRUITLESS OLIVE MULTI-TRUNK	48" BOX	L	18
	QUERCUS DOUGLASII BLUE OAK STANDARD	60" BOX	L	1
	QUERCUS ILEX HOLLY OAK STANDARD	36" BOX	L	11
BASIN				
	CHILOPSIS LINEARIS DESERT WILLOW STANDARD	15 GAL	L	8
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE STANDARD	15 GAL	M	6
POT				
	CITRUS X LIMON 'DWARF IMPROVED MEYER' DWARF IMPROVED MEYER LEMON	5 GAL	M	
	PUNICA GRANATUM 'NANA' DWARF POMEGRANATE	5 GAL	L	
UPRIGHT ACCENT				
	CUPRESSUS SEMPERVIRENS 'MONSHEL' TINY TOWERS® ITALIAN CYPRESS	15 GAL	L	
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	15 GAL	M	
	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' SILVER SHEEN TAWHIWHI	15 GAL	M	
	PODOCARPUS ELONGATUS 'MONNAL' ICEE BLUE® YELLOW WOOD	15 GAL	M	
	PODOCARPUS MACROPHYLLUS 'MAKI' MAKI YEW PODOCARPUS	15 GAL	M	
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N TIGHT CAROLINA CHERRY LAUREL	15 GAL	M	

LEGEND

1. OPEN SPACE
2. 2 PICKLEBALL COURTS
3. DOG AREA WITH TURF
4. PRIMARY PROJECT ENTRY
5. PRIMARY BUILDING ENTRY WITH ENHANCED PAVING
6. SENIOR APARTMENT BUILDING
7. INTERIOR COURTYARD
8. SECONDARY PROJECT ENTRY
9. TRASH ENCLOSURE
10. BASIN
11. COVERED PARKING
12. RETAINING WALL

OVERALL SITE - PLANTING SCHEDULE

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
SHRUBS			
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' GREEN BEAUTY JAPANESE BOXWOOD	15 GAL	M	48" o.c.
BUXUS X 'GREEN GEM' GREEN GEM BOXWOOD	5 GAL	M	36" o.c.
DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL	L	24" o.c.
DIANELLA TASMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	5 GAL	M	24" o.c.
HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	5 GAL	L	36" o.c.
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	L	36" o.c.
LANTANA MONTEVIDENSIS 'ALBA' WHITE TRAILING LANTANA	1 GAL	L	36" o.c.
LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER	5 GAL	L	36" o.c.
LAVANDULA STOCHAS 'OTTO QUAST' OTTO QUAST SPANISH LAVENDER	5 GAL	L	24" o.c.
LAVANDULA STOCHAS 'SILVER ANOUK' SILVER ANOUK SPANISH LAVENDER	5 GAL	L	24" o.c.
MYRTUS COMMUNIS 'COMPACTA' DWARF COMMON MYRTLE	15 GAL	M	48" o.c.
OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	15 GAL	L	48" o.c.
PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL	L	36" o.c.
PHORMIUM X 'RAINBOW QUEEN' RAINBOW QUEEN NEW ZEALAND FLAX	15 GAL	M	48" o.c.
PITTIOSPORUM TOBIRA 'SHIMA' CREAM DE MINT™ JAPANESE PITTIOSPORUM	5 GAL	M	30" o.c.
ROSA X 'NOARE' FLOWER CARPET® RED GROUNDCOVER ROSE	5 GAL	M	36" o.c.
ROSA X 'NOASCHNEE' FLOWER CARPET® WHITE GROUNDCOVER ROSE	5 GAL	M	36" o.c.
ROSMARINUS OFFICINALIS 'BLUE SPIRES' BLUE SPIRES ROSEMARY	5 GAL	L	36" o.c.
SALVIA GREGGII 'FURMANS RED' FURMAN'S RED AUTUMN SAGE	5 GAL	L	36" o.c.
SALVIA LEUCANTHA 'SANTA BARBARA' SANTA BARBARA MEXICAN BUSH SAGE	5 GAL	L	36" o.c.
SALVIA MICROPHYLLA 'HOT LIPS' HOT LIPS GRAHAM SAGE	1 GAL	L	36" o.c.
VINES			
HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PURPLE VINE LILAC-ESPALIER FORM	15 GAL	M	48" o.c.
GROUND COVERS			
JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	1 GAL	M	48" o.c.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	30" o.c.
ROSMARINUS OFFICINALIS 'IRENE' IRENE TRAILING ROSEMARY	5 GAL	L	24" o.c.

SHEET INDEX

L-1	OVERALL PLAN
L-2	INTERIOR COURTYARD ENLARGEMENT
L-3	PLAN ENLARGEMENTS
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L-5	PLANTING IMAGERY
L-6	AMENITIES IMAGERY
L-7	OVERALL PLAN (B & W)
L-8	INTERIOR COURTYARD ENLARGEMENT (B & W)
L-9	PLAN ENLARGEMENTS (B & W)
L-10	CONCEPTUAL WALL & FENCE PLAN
L-11	DETAILS & AMENITIES

Source: BMLA Landscape Architecture, 9/26/2024.

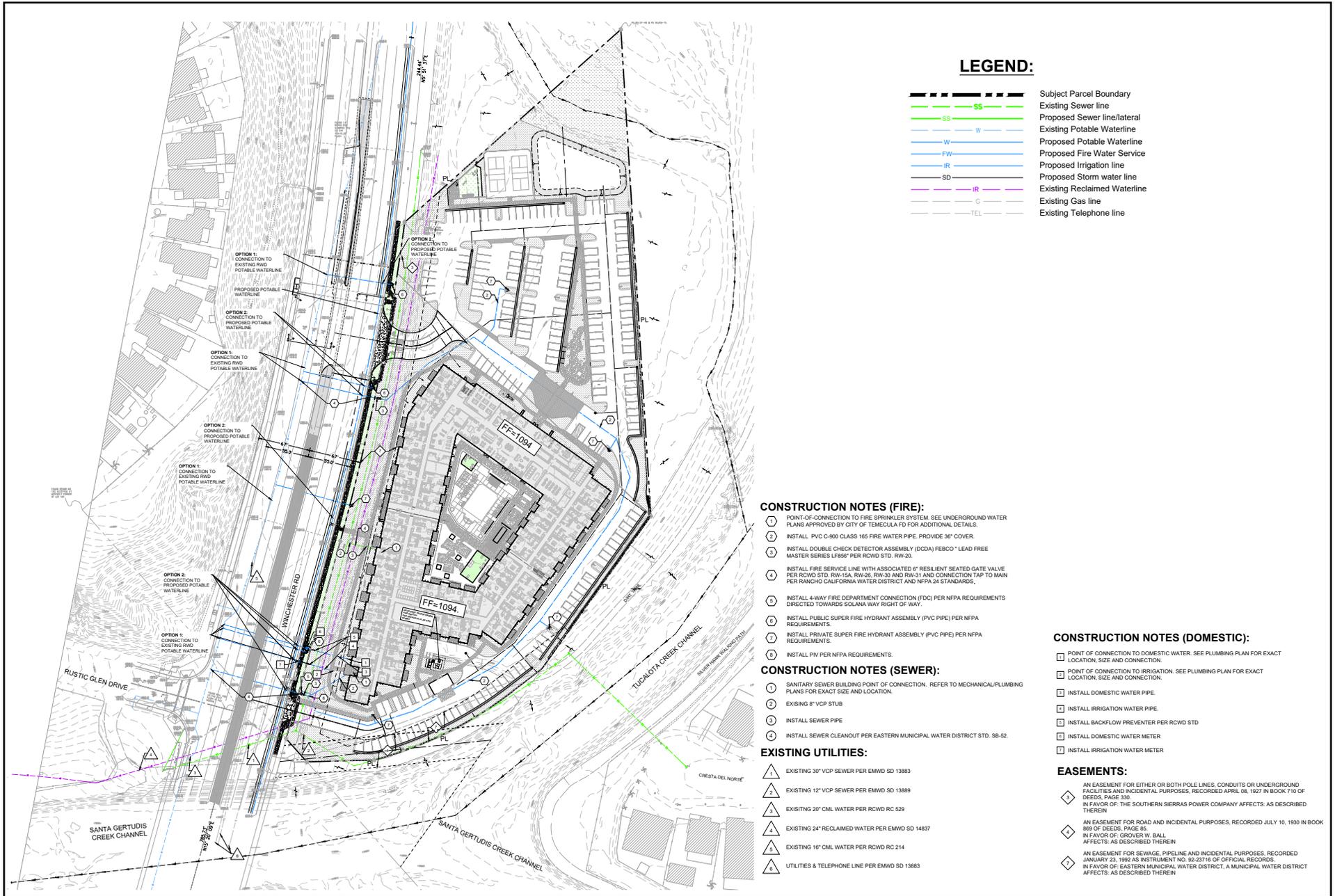
Exhibit 7: Conceptual Landscape Plan

Sage Senior Apartments Project
City of Temecula



Not to scale

Kimley»Horn



LEGEND:

- Subject Parcel Boundary
- Existing Sewer line
- Proposed Sewer line/lateral
- Existing Potable Waterline
- Proposed Potable Waterline
- Proposed Fire Water Service
- Proposed Irrigation line
- Proposed Storm water line
- Existing Reclaimed Waterline
- Existing Gas line
- Existing Telephone line

CONSTRUCTION NOTES (FIRE):

- 1 POINT-OF-CONNECTION TO FIRE SPRINKLER SYSTEM. SEE UNDERGROUND WATER PLANS APPROVED BY CITY OF TEMECULA FD FOR ADDITIONAL DETAILS.
- 2 INSTALL PVC C-900 CLASS 165 FIRE WATER PIPE. PROVIDE 30" COVER.
- 3 INSTALL DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) FEBCO® LEAD FREE MASTER SERIES U1650® PER RCWD STD. RW-20
- 4 INSTALL FIRE SERVICE LINE WITH ASSOCIATED 6" RESILIENT SEATED GATE VALVE PER RCWD STD. RW-15A, RW-29, RW-30 AND RW-31 AND CONNECTION TAP TO MAIN PER RANCHO CALIFORNIA WATER DISTRICT AND NFPA 24 STANDARDS.
- 5 INSTALL 4-WAY FIRE DEPARTMENT CONNECTION (FDC) PER NFPA REQUIREMENTS DIRECTED TOWARDS SOLANA WAY RIGHT OF WAY.
- 6 INSTALL PUBLIC SUPER FIRE HYDRANT ASSEMBLY (PVC PIPE) PER NFPA REQUIREMENTS.
- 7 INSTALL PRIVATE SUPER FIRE HYDRANT ASSEMBLY (PVC PIPE) PER NFPA REQUIREMENTS.
- 8 INSTALL PIV PER NFPA REQUIREMENTS.

CONSTRUCTION NOTES (SEWER):

- 1 SANITARY SEWER BUILDING POINT OF CONNECTION. REFER TO MECHANICAL/PLUMBING PLANS FOR EXACT SIZE AND LOCATION.
- 2 EXISTING 6" VCP STUB
- 3 INSTALL SEWER PIPE
- 4 INSTALL SEWER CLEANOUT PER EASTERN MUNICIPAL WATER DISTRICT STD. SB-52.

EXISTING UTILITIES:

- 1 EXISTING 30" VCP SEWER PER EMDW SD 13883
- 2 EXISTING 12" VCP SEWER PER EMDW SD 13889
- 3 EXISTING 20" CML WATER PER RCWD RC 529
- 4 EXISTING 24" RECLAIMED WATER PER EMDW SD 14837
- 5 EXISTING 16" CML WATER PER RCWD RC 214
- 6 UTILITIES & TELEPHONE LINE PER EMDW SD 13883

CONSTRUCTION NOTES (DOMESTIC):

- POINT OF CONNECTION TO DOMESTIC WATER. SEE PLUMBING PLAN FOR EXACT LOCATION, SIZE AND CONNECTION.
- POINT OF CONNECTION TO IRRIGATION. SEE PLUMBING PLAN FOR EXACT LOCATION, SIZE AND CONNECTION.
- INSTALL DOMESTIC WATER PIPE.
- INSTALL IRRIGATION WATER PIPE.
- INSTALL BACKFLOW PREVENTER PER RCWD STD
- INSTALL DOMESTIC WATER METER
- INSTALL IRRIGATION WATER METER

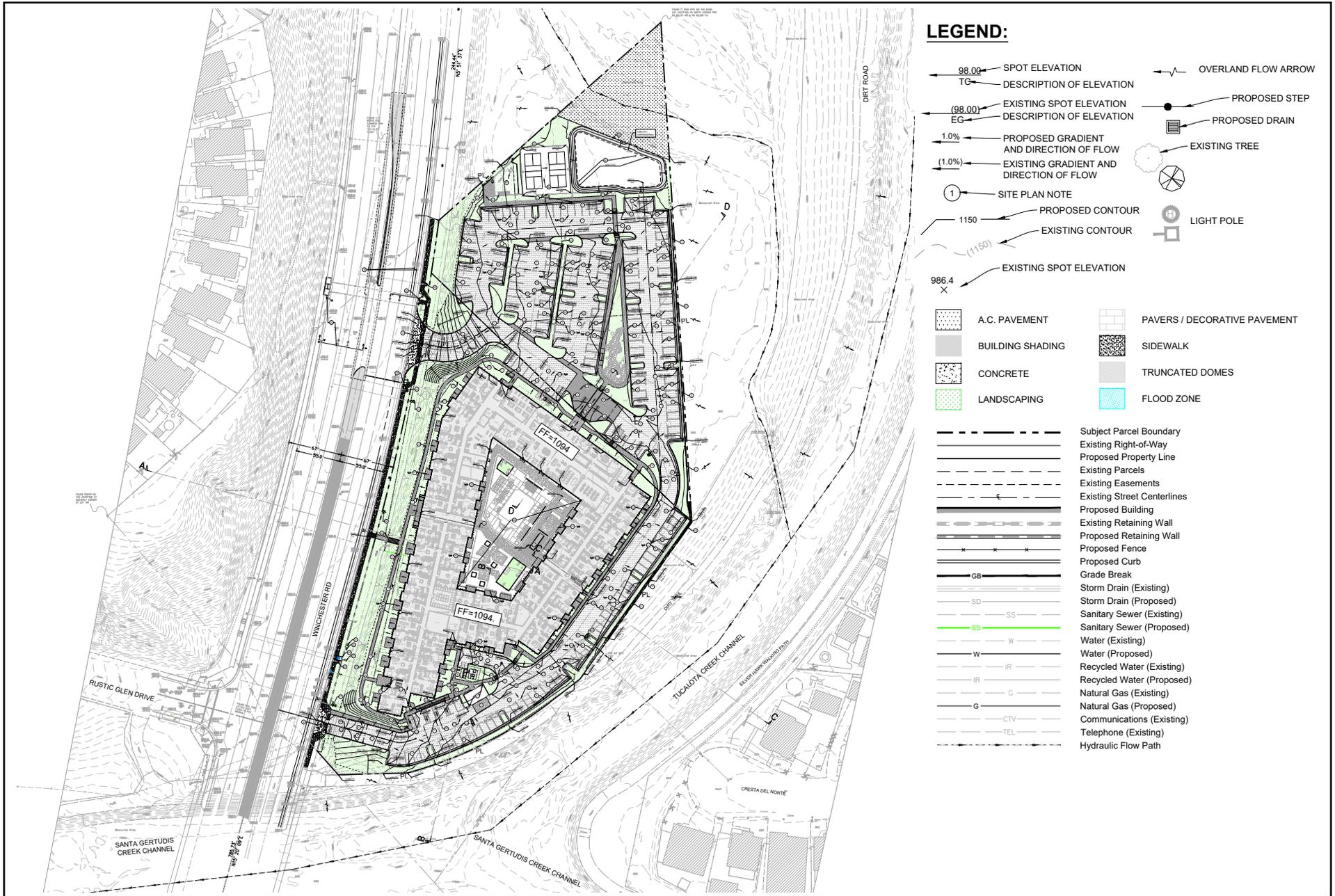
EASEMENTS:

- 1 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES. RECORDED APRIL 08, 1927 IN BOOK 710 OF DEEDS, PAGE 300. IN FAVOR OF: THE SOUTHERN SIERRAS POWER COMPANY AFFECTS: AS DESCRIBED THEREIN.
- 2 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES. RECORDED JULY 10, 1890 IN BOOK 869 OF DEEDS, PAGE 85. IN FAVOR OF: GROVER W. BALL AFFECTS: AS DESCRIBED THEREIN.
- 3 AN EASEMENT FOR SEWAGE, PIPELINE AND INCIDENTAL PURPOSES. RECORDED JANUARY 23, 1992 AS INSTRUMENT NO. 92-23716 OF OFFICIAL RECORDS. IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN.

Source: Diamond West, 9/25/2024.



Not to scale



Source: Diamond West, 9/25/2024.

Exhibit 9: Conceptual Grading Plan

Sage Senior Apartments Project
City of Temecula



Not to scale

Kimley»Horn

3.0 ENVIRONMENTAL ANALYSIS

AESTHETICS

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized 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?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Comments:

1a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. There are no scenic vistas designated in the Temecula General Plan Open Space/Conservation Element, however, while not a designated scenic resource, views of the Santa Ana Mountains are available to the southwest. The foothills of the Santa Ana Mountains are approximately 3.5 miles southwest of the Project site, and there are buildings, hills, trees, and other features that obstruct full panoramic views of the Santa Ana Mountains from the Project site. Additionally, while the Project proposes the construction and operation of a multi-story residential building, the Project site is at a lower elevation than the surrounding properties, which would naturally lessen any impacts on scenic vistas that the Project would have. As a result, impacts would be less than significant, and no mitigation is necessary.

1b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact. The Project site is currently vacant and has been previously disturbed and graded. There are a number of bushes, small trees, and other vegetation. There are no historic buildings or rock outcroppings within the Project site. The Project site has been previously disturbed and graded and does not provide any significant aesthetic or scenic resources for viewers. There are no state scenic highways visible from the Project site. The nearest eligible state scenic highway to the Project site is I-15.

I-15 is located approximately 1.67 miles to the southwest of the Project site and is not visible from the Project site. As such, impacts would be less than significant, and no mitigation is necessary.

- 1c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact. According to CEQA Guidelines PRC Section 21071, an urbanized area is an incorporated city that has a population of at least 100,000 persons or an incorporated city that has a population of less than 100,000 persons and not more than two contiguous incorporated cities combined that equals at least 100,000 persons. The Project site is within the City of Temecula, which is an incorporated city, with a population of approximately 110,682.³ As such, the Project is located in an urbanized area and the following discussion analyzes whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

Short-term construction impacts would include the preparation and grading of the Project site and building construction, typical heavy construction equipment and machinery (e.g., grading) and staging of the machinery. Construction equipment and activity would be screened using privacy fencing around the Project site's perimeter. Additionally, construction equipment would be staged within the Project site and covered from public views with perimeter privacy screens. No aesthetic resources would be destroyed as a result of construction activity. Construction impacts are temporary and would cease upon Project completion.

Long term, the Project would not substantially degrade the existing visual character or quality of public views of the Project site and its surroundings because the Project proposes to construct a senior housing development building that would be consistent with the nearby residential development. Furthermore, the Project site would be developed in a manner that is consistent with the City's zoning and General Plan, landscape, lighting, and architectural standards for similar uses. The Project would meet the development standards of the NC zoning such as property setbacks, floor area ratio requirements, and landscaping requirements. As such, the Project would not conflict with the applicable zoning and other regulations governing scenic quality.

No long-term visual impacts are anticipated from the implementation of the Project. Therefore, a less than significant impact regarding the visual character or quality of public views of the Project site would occur under CEQA and no mitigation is required.

- 1d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than Significant Impact. During construction, the only light sources would be from temporary, generator-powered construction lighting. This lighting would only be utilized should construction occur at nighttime; however, no nighttime construction operations are currently proposed during construction of

³ US Census Bureau. 2023. *QuickFacts: Temecula City, California*. Available at: <https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222> (accessed June 2024).

the Project. Additionally, construction of the Project would not create a new source of substantial glare as construction of the Project would not require the use of materials which are known to generate substantial glare. As such, construction of the Project would not result in new sources of substantial light or glare. The City's Municipal Code Chapter 17.08.040 establishes lighting standards for the design, placement, and operation of the outdoor lighting in commercial zones. The Code requires that all lighting fixtures, including spotlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property.

With respect to daytime glare, the proposed Project would be consistent with Municipal Code 17.08.080.E, which states any excessive light or glare from reflective materials used or stored on the Project site shall be shielded or otherwise modified to prevent such emissions. The Project would not substantially increase daytime glare as the building windows would have non-reflective blue glazing and the exterior paint would also be non-reflective.

The proposed residential/senior living building would be constructed to meet the City's development standards and guidelines per the City's General Plan and Development Code and therefore, a less than significant impact would occur under CEQA, and no mitigation is required.

Mitigation Measures:

No mitigation is required.

References:

US Census Bureau. 2023. *QuickFacts: Temecula City, California*. Available at: <https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222> (accessed June 2024).

AGRICULTURE AND FORESTRY RESOURCES

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:

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

2a) *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?*

Less Than Significant Impact. According to the Temecula GP Open Space/Conservation Element, the Project site contains farmland of local importance.⁴ Similarly, the California Department of Conservation's

⁴ City of Temecula. 2002. *Exhibit OSC-5: Agricultural Resources*. Available at <https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=> (accessed June 2024).

(DOC) California Important Farmland Finder designates the Project site as farmland of local importance.⁵ While the Project site is designated as farmland of local importance by the Temecula GP and the DOC, the Project site is currently zoned as Neighborhood Commercial (NC) which does not allow agricultural uses. Additionally, the Project site is vacant and no agricultural uses are currently located on-site. Thus, the Project site was identified as appropriate for development by the City. Considering the relatively small size of the area mapped as farmland and the economic and regulatory constraints on agriculture in western Riverside County, along with the currently approved Specific Plans and individual projects throughout the City, it is unlikely that the Project site would re-establish agricultural production even without implementation of the Project. Lastly, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, the Project's impacts concerning farmland conversion would be less than significant.

2b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is zoned as Neighborhood Commercial (NC) and is not under a Williamson Act Contract. The Project site is not zoned for agricultural uses; therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, no impact would occur.

2c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project site is zoned as Neighborhood Commercial (NC) and therefore would not conflict with existing zoning for forestland or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impact would occur.

2d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project site and surrounding properties are not currently being managed or used for forest land; therefore, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

2e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The Project site is surrounded by vacant land to the north-northeast. Directly adjacent to the property on the east and south is Tualota Creek which physically separates the Project site from single family residential and a commercial shopping district, respectively. Forest lands are not present in the area surrounding the Project site. Based upon historical records, the Project site and surrounding areas were historically used for agricultural/dry farming uses. The parcel was previously a rural residential building complex from approximately the 1930s until the mid-to-late 1980s.⁶ Additionally, according to the GP EIR and historical aerial images, the Project site is not currently used for agricultural uses and the

⁵ California Department of Conservation. 2022. *California Important Farmland Finder*. Available at <https://maps.conservation.ca.gov/DLRP/CIFF/> (accessed June 2024).

⁶ LSA Associates, Inc. April 2022. *Phase I Cultural Resources Assessment*.

uses surrounding the Project site have existed since at least 1996.⁷ The Project would not divide any agricultural parcels or impede access to any agricultural parcels and would therefore not cause indirect conversion of farmland to non-agricultural use. No impact would occur.

Mitigation Measures:

No mitigation is required.

References:

City of Temecula. 2002. *Exhibit OSC-5: Agricultural Resources*. Available at

<https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=>

(accessed June 2024).

California Department of Conservation. 2022. *California Important Farmland Finder*. Available at

<https://maps.conservation.ca.gov/DLRP/CIFF/> (accessed June 2024).

Historic Aerials. 2022. *Historic Aerials Viewer*. Available at <https://www.historicaerials.com/viewer>

(accessed June 2024).

LSA Associates, Inc. April 2022. *Phase I Cultural Resources Assessment*.

⁷ Historic Aerials. 2022. *Historic Aerials Viewer*. Available at <https://www.historicaerials.com/viewer> (accessed June 2024).

AIR QUALITY

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)			X	

An Air Quality and Greenhouse Gas Analysis was prepared for the Project by Kimley-Horn and Associates, Inc. on July 2, 2024, and is available as **Appendix A** to this Draft IS/MND.

3a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact.

SCAQMD Thresholds

The Southern California Air Quality Management District (SCAQMD) California Environmental Quality Act (CEQA) Air Quality Handbook provides significance thresholds for volatile organic compounds (VOC) (also referred to as reactive organic gases [ROG]), nitrogen oxides (NOX), carbon monoxide (CO), sulfur oxides (SOX), particulate matter 10 microns or less in diameter (PM₁₀), and particulate matter 2.5 microns or less in diameter (PM_{2.5}). The thresholds apply to both a project's construction and operation within the SCAQMD jurisdictional boundaries. If the SCAQMD thresholds are exceeded, a potentially significant impact could result. However, ultimately the lead agency determines the thresholds of significance for impacts. If a project proposes development in excess of the established thresholds, as outlined in **Table 2: South Coast Air Quality Management District Significance Thresholds**, a significant air quality impact may occur, and additional analysis is warranted to fully assess the significance of impacts.

Table 2: South Coast Air Quality Management District Significance Thresholds

Pollutant	Mass Daily Thresholds (pounds per day)	
	Construction	Operations
Nitrogen Oxides (NO _x)	100	55
Volatile Organic Compounds (VOC) ¹	75	55
Particulate Matter up to 10 Microns (PM ₁₀)	150	150
Particulate Matter up to 2.5 Microns (PM _{2.5})	55	55
Sulphur Oxides (SO _x)	150	150
Carbon Monoxide (CO)	550	550
Notes:		
1. VOCs and reactive organic gases (ROGs) are subsets of organic gases that are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels. Although they represent slightly different subsets of organic gases, they are used interchangeably for the purposes of this analysis.		
Source: South Coast Air Quality Management District, <i>SCAQMD Air Quality Significance Thresholds</i> , April 2019.		

Air Quality Plan Consistency

As part of its enforcement responsibilities, the United States Environmental Protection Agency (EPA) requires each state with nonattainment areas to prepare and submit a State Implementation Plan that demonstrates the means to attain the federal standards. The State Implementation Plan must integrate federal, State, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the California Clean Air Act (CCAA) requires an air quality attainment plan to be prepared for areas designated as nonattainment regarding the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project is located within the Southern California Air Basin (SCAB), which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which the SCAB is in nonattainment. To reduce such emissions, the SCAQMD drafted the 2022 Air Quality Management Plan (AQMP). The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving the CAAQS and NAAQS. The 2022 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 EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were 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 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 project will not exceed the assumptions in the AQMP, or increments based on the years of the project build-out phase.

According to the SCAQMD's CEQA Air Quality Handbook, the purpose of the consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus if it would interfere with the region's ability to comply with the CAAQS and NAAQS.

The violations to which Consistency Criterion No. 1 refers are the CAAQS and NAAQS. As shown in **Table 3** and **Table 4**, the Project would not exceed construction or operational emission standards. Therefore, the Project would not contribute to an existing air quality violation. Thus, 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, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The City General Plan has two land use designations for the site, Neighborhood Commercial (NC) for the southerly portion and Open Space (OS) for the northerly portion. However, the City Zoning Map designates the entire Project site as Neighborhood Commercial (NC) of which "Senior Citizen Housing" is a permitted use. Since a portion of the Project site is designated as OS, a conditional use permit would be required to permit the Project uses. The Project proposes 143 dwelling units which would amount to a maximum population growth of approximately 424 persons.⁸ The SCAG Connect SoCal 2024 report estimates the City of Temecula to have a household growth of approximately 9,600 households by 2035. The 2022 SCAQMD AQMP forecasted that the region would experience a population growth of 12 percent between 2018 and 2037.⁹ In 2018, the estimated population of the City of Temecula was 114,742 people, according to the U.S. Census Bureau.¹⁰ A 12 percent increase in population over 19 years would equate to an increase of 724 people per year. As previously discussed, the current population estimate of the City, according to the U.S. Census Bureau is 110,682, an overall reduction from the estimates in 2018. The Project would not increase population by 724 people, nor would it overcome the deficit of the current estimated population to the estimated population in 2018. Therefore, the Project would not cause exceedances in the housing and population growth projection assumed by the SCAQMD to develop the AQMP. Thus, the Project is consistent with the second criterion.

Based on these criteria, the Project would not conflict with or obstruct implementation of the AQMP, and impacts would be less than significant.

3b) 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?

Less than Significant Impact.

⁸ California Department of Finance. 2022. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark*. Available at <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/> (accessed June 2024).

⁹ South Coast Air Quality Management District. 2022. *Final 2022 AQMP*. Available at <https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf?sfvrsn=16> (accessed July 2024).

¹⁰ United States Census Bureau. 2019. *Annual Estimates of Resident Population Change for Incorporated Places of 50,000 or More in 2017, Ranked by Percent Change: July 1, 2017 to July 1, 2018 - United States -- Places of 50,000+Population; 2018 Population Estimates*. Available at <https://www2.census.gov/programs-surveys/popest/tables/2010-2018/cities/totals/PEPANNCCHIP.pdf> (accessed July 2024).

Construction Emissions

Construction associated with the 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., ROG, NO_x, PM₁₀, and PM_{2.5}). Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be 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, road paving, 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 Project site preparation activities as well as weather conditions and the appropriate application of water.

The duration of construction activities for the Project is estimated to be approximately 18 months, beginning in October 2025 and finishing in April 2027. Construction-generated emissions associated with the Project were calculated using the CARB-approved California Emissions Estimator Model (CalEEMod), which is designed to model emissions for land use development projects, based on typical construction requirements. See **Appendix A** for more information regarding the construction assumptions used in this analysis. Predicted maximum daily construction-generated emissions for the Project are identified in **Table 3: Project Construction Emissions**.

Table 3 shows that construction pollutant emissions would remain below their respective thresholds. While impacts would be considered less than significant, the Project would also be subject to SCAQMD Rules 402, 403, and 1113, which prohibit nuisances, require dust control measures, and limit VOC content in paints, respectively. Compliance with the standards SCAQMD rules would further reduce specific construction-related emissions.

Table 3: Project Construction Emissions

Construction Year	Emissions (pounds per day) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2025	3.38	31.73	31.20	0.06	9.26	5.25
2026	1.77	20.27	20.51	0.06	4.92	2.41
2027	43.40	10.29	18.26	0.03	1.82	0.67
Maximum Emissions	43.40	31.73	31.20	0.06	9.26	5.25
SCAQMD Threshold	75	100	550	150	150	55
SCAQMD Threshold Exceeded?	No	No	No	No	No	No
Notes:						
1. SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment.						
Source: CalEEMod version 2022.						

Operational Emissions

Operational emissions are typically associated with mobile sources (i.e., motor vehicle use) and area sources (such as the use of landscape maintenance equipment, hearths, consumer products, and architectural coatings). Energy source emissions would be generated from electricity and natural gas usage. **Table 4: Project Operational Emissions** summarizes the operational emissions attributable to the

Project. As shown in **Table 4**, the Project's emissions would not exceed SCAQMD thresholds. Therefore, regional operational emissions would result in a less than significant long-term regional air quality impact.

Table 4: Project Operational Emissions

Source	Emissions (pounds per day) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	1.79	1.41	12.01	0.03	2.58	0.67
Area	5.40	0.13	8.14	0.00	0.01	0.01
Energy	0.03	0.47	0.20	0.00	0.04	0.04
Total	7.22	2.00	20.34	0.03	2.63	0.71
SCAQMD Threshold	55	55	550	150	150	55
SCAQMD Threshold Exceeded?	No	No	No	No	No	No
Notes:						
1. Emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2022, as recommended by the SCAQMD. Worst-case seasonal maximum daily emissions are reported.						
Source: CalEEMod version 2022.						

3c) *Expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant Impact.

Localized Construction Impacts

The nearest sensitive receptors to the Project are single-family residences located approximately 200 feet to the east and single-family residences located approximately 225 feet to the west of the Project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing Localized Significance Thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with project-specific level proposed projects.

Because CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, **Table 5: Equipment-Specific Grading Rates** is used to determine the maximum daily disturbed acreage for comparison to LSTs.

For this project, the appropriate source receptor area (SRA) for the localized significance thresholds is the Temecula Valley (SRA 26) area since this area includes the Project site. LSTs apply to NO_x, CO, PM₁₀, and PM_{2.5}. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to 5 acres in size. Based on the daily equipment modeled in CalEEMod, project construction is anticipated to disturb approximately 2.5 acres in a single day. As such, the LSTs for a maximum daily disturbance of 2.5 acres were interpolated and used in this analysis.

Table 5: Equipment-Specific Grading Rates

Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Operating Hours per Day	Acres Graded per Day
Grading	Tractor	3	0.5	8	1.5
	Graders	1	0.5	8	0.5
	Dozers	1	0.5	8	0.5
	Scrapers	0	0	0	0
Total Acres Graded per Day					2.5
Source: CalEEMod version 2022.					

SCAQMD’s methodology indicates that “off-site mobile emissions from the Project should not be included in the emissions compared to LSTs.” Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod “on-site” emissions outputs were considered. The nearest sensitive receptor to the Project site is a single-family residence located 200 feet (61 meters) to the east of the Project site. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, as recommended by the SCAQMD, LSTs for receptors located at 50 meters were used in this analysis. **Table 6: Localized Significance of Emissions** presents the results of localized emissions during construction activity. Emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during construction activities.

Table 6: Localized Significance of Emissions

Source/Activity	Emissions (pounds per day) ¹			
	NO _x	CO	PM ₁₀	PM _{2.5}
Construction Emissions				
Site Preparation 2025	31.64	30.18	9.03	5.20
Grading 2025	16.27	17.91	3.49	2.00
Grading 2026	14.97	17.44	3.42	1.93
Building Construction 2026	9.85	12.97	0.38	0.35
Building Construction 2027	9.39	12.94	0.34	0.31
Paving 2027	6.94	9.95	0.30	0.27
Architectural Coating 2027	0.83	1.13	0.02	0.02
<i>Maximum Daily Emissions</i>	<i>31.64</i>	<i>30.18</i>	<i>9.03</i>	<i>5.20</i>
SCAQMD Localized Screening Threshold (2.5 acres of disturbance at 50 meters)	299	1,762	23	7
Exceed SCAQMD Threshold?	No	No	No	No
Operational Emissions				
On-Site Emissions (Area + Energy Sources)	0.59	8.34	0.05	0.04
SCAQMD Localized Screening Threshold (5 acres of disturbance at 50 meters)	416	2,714	10	3
Exceed SCAQMD Threshold?	No	No	No	No

Source: CalEEMod version 2022.

Localized Operational Impacts

According to the SCAQMD localized significance threshold methodology, LSTs apply to on-site sources. LSTs for receptors located at 50 meters for SRA 26 were conservatively used in this analysis. As the Project site encompasses approximately 5.93 acres, the 5-acre LST threshold was utilized in this analysis. The operational emissions shown in **Table 4** include all on-site project-related stationary sources (i.e., area and energy sources). The maximum daily emissions of these pollutants during operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during operational activities.

Carbon Monoxide Hot Spots

An analysis of CO “hot spots” is needed to determine whether the change in the level of service (LOS) of an intersection from the 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. An analysis prepared for CO attainment in the SCAB by the SCAQMD can assist in evaluating the potential for CO exceedances. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan. The SCAB was re-designated as attainment in 2007 and is no longer addressed in the SCAQMD's AQMP.

The 2003 Air Quality Management Plan is the most recent AQMP 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. This modeling effort identified a CO concentration high of 4.6 parts per million (ppm), which is well below the 35- ppm federal standard. The Project considered herein would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's 2003 CO hot spot analysis. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections as the Project would generate 492 daily vehicle trips. Therefore, impacts would be less than significant.

3d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

Less than Significant Impact.

Construction

Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Construction equipment emissions, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities, may generate odors. However, these odors would be temporary, would not affect a substantial number of people and would disperse rapidly. Therefore, Project construction activities would not result in objectionable odors that would adversely affect a substantial number of people and impacts would be less than significant.

Operations

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 Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, Project operations would not result in odors that would adversely affect people. As such, impacts would be less than significant, and no mitigation measures would be required.

References:

California Department of Finance. 2022. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark*. Available at <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/> (accessed June 2024).

South Coast Air Quality Management District. 2022. *Final 2022 AQMP*. Available at <https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf?sfvrsn=16> (accessed July 2024).

United States Census Bureau. 2019. *Annual Estimates of Resident Population Change for Incorporated Places of 50,000 or More in 2017, Ranked by Percent Change: July 1, 2017 to July 1, 2018 - United States -- Places of 50,000+Population; 2018 Population Estimates*. Available at <https://www2.census.gov/programs-surveys/popest/tables/2010-2018/cities/totals/PEPANNCHIP.pdf> (accessed July 2024).

BIOLOGICAL RESOURCES

4. BIOLOGICAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
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?			X	
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?		X		

A Biological Resources Technical Report (BTR) was completed by Cadre Environmental in June 2024 and is available as **Appendix B1** to this Draft IS/MND. As part of this report, Cadre Environmental completed reconnaissance and field surveys on May 10th, 2024, to characterize and identify potential wildlife habitats and sensitive resources. Additionally, focused burrowing owl surveys were conducted in 2022 by Helix Environmental Planning, the survey results report is available as **Appendix B2**.

Sensitive Vegetation

No vegetation communities listed by the California Department of Fish and Wildlife (CDFW) as sensitive were documented within or adjacent to the Project site. The Project site is not located within a Multiple

Species Habitat Conservation Plan (MSHCP) narrow endemic plant species survey area, nor within an MSHCP criteria area plant species survey area. Further, no state- or federally-listed threatened or endangered plant species were documented or are expected to occur on the Project site. For other special-status species with a potential to occur on site, a low potential habitat was documented on the Project site for two MSHCP covered species including the intermediate mariposa lily (*Calochortus weedii* var. *intermedius*) and Parry's spineflower (*Chorizanthe parryi* var. *parryi*). Suitable habitat was documented on the Project site for one California Native Plant Society (CNPS) special-status plant not covered under the MSHCP including chaparral sand-verbena (*Abronia villosa* var. *aurita*).

Sensitive Wildlife

The Project site is not located within MSHCP amphibian or mammal survey areas, as such no additional MSHCP protocol surveys were completed. The Project site occurs completely within an MSHCP Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and adjacent to the Project site including foraging habitat documented throughout the lowland regions. Based on the presence of suitable habitat, focused MSHCP burrowing owl surveys were conducted by Helix Environmental Planning, Inc. on May 11th, 26th, July 14th, and August 10, 2022. No burrowing owl or characteristic sign were detected during the focused surveys.

Suitable low-quality habitat was documented on the Project site for one special-status invertebrate species not covered under the MSHCP, the Crotch's bumble bee (*Bombus crotchii*). No bumble bees were documented on the Project site during the general habitat assessment survey conducted on May 10, 2024. However, suitable scattered foraging habitat for the Crotch's bumble bee was documented as present.

A single MSHCP covered species, Least Bell's vireo (*Vireo bellii pusillus*) was documented within the riparian forest habitat located immediately southeast of the Project site. High to low potential habitat was documented on the Project site for 19 MSHCP covered species including Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), California horned lark (*Eremophila alpestris actia*), orange-throated whiptail (*Aspidoscelis hyperythra*), coastal western whiptail (*Aspidoscelis tigris stejnegeri*), coast horned lizard (*Phrynosoma blainvillii*), white-tailed kite (*Elanus leucurus*), yellow-breasted chat (*Icteria virens*), yellow warbler (*Setophaga petechia*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), grasshopper sparrow (*Ammodramus savannarum*), northern harrier (*Circus cyaneus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), southwestern willow flycatcher (*Empidonax traillii extimus*), coastal California gnatcatcher (*Polioptila californica californica*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), Dulzura kangaroo rat (*Dipodomys simulans*), and Los Angeles pocket mouse (*Perognathus longimembris brevinasus*).

- 4a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than Significant with Mitigation Measures Incorporated.

Sensitive Plants

As previously discussed, the Project site is not located within an MSHCP survey area for narrow endemic plants or other criteria area species and would not conflict with the MSHCP. Suitable habitat was documented on the Project site for one CNPS special-status plant not covered under the MSHCP including chaparral sand-verbena. However, the species was not detected on the Project site during the habitat assessment survey. The species would have been expected to have been detectable during the time of the habitat assessment survey and is assumed absent.

Low potential habitat was documented on the Project site for two MSHCP covered species including the intermediate mariposa lily and Parry's spineflower. However, these species were not detected on the Project site and are assumed absent. The MSHCP has determined that these sensitive species potentially occurring within Project site have been adequately covered, however, the Project would still be required to pay MSHCP Local Development Mitigation Fees to cover potential impacts to covered species pursuant to Temecula Municipal Code Chapter 15.10. While the payment of these fees is not mitigation of Project impacts in and of themselves, these fees would allow the MSHCP to be implemented. As such, the payment of these fees would be a standard condition of the Project and implemented through Standard Condition (SC) BIO-1, and impacts would be less than significant.

Sensitive Wildlife

No vernal pools, depressions, or other inundated features were identified during the habitat assessment survey which could support sensitive fairy shrimp.

Suitable low-quality habitat was documented on the Project site for one special-status invertebrate species not covered under the MSHCP, including Crotch's bumble bee. No bumble bees were documented on the Project site during the survey. However, suitable scattered foraging habitat for the Crotch's bumble bee is present. Burrows representing suitable nesting resources were also documented throughout the Project Site. Scattered plant species documented to be utilized by Crotch's bumble bee were documented within the Project site including *Eriogonum*, *Acmispon*, and *Vicia*. Although the species was not covered during the initial adoption of the MSHCP, the purpose and intent of the MSHCP Local Development Mitigation Fee includes acquiring and preserving vegetation communities and natural areas within the City/County and the region which are known to support threatened, endangered, or key sensitive populations of plant and wildlife species. Payment of the fee would contribute to the acquisition of higher quality habitat than those currently present on the Project site for the species. As such, the Project would implement SC BIO-1 and impacts would be less than significant.

The Project site is not located within an MCHSP amphibian survey area and is consistent with the MSHCP with respect to amphibians.

The Project site occurs completely within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and adjacent to the property including foraging habitat documented throughout the lowland regions. No burrowing owl or characteristic signs were detected during the focused surveys. An MSHCP preconstruction survey will be required at least 30-days immediately prior to the initiation of construction

to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP and is outlined as **Mitigation Measure (MM) BIO-1**. Following completion of the 30-day preconstruction surveys and compliance with MSHCP conservation goals for the target species, the Project would be consistent with the MSHCP. Impacts would be less than significant with mitigation incorporated.

Riparian scrub, forest or woodland habitat is located adjacent to the southern region of the Project site within Tualota Creek and Santa Gertrudis Creek Channels. A single MSHCP covered species, Least Bell's vireo, was documented within the riparian forest habitat located immediately southeast of the Project site. The riparian forest located within the adjacent channels also represents suitable habitat for the southwestern willow flycatcher and western yellow-billed cuckoo. No direct impacts are proposed within Tualota Creek Channel or Santa Gertrudis Creek Channel where suitable and occupied least Bell's vireo habitat was documented. To ensure the Project does not result in indirect impacts to least Bell's vireo or other potential sensitive riparian bird species, compliance with all MSHCP urban/wildlands interface guidelines presented in Section 6.1.4 of the MSHCP would be implemented. As such **MM BIO-2** and **MM BIO-3** would be implemented which provide measures outlining least Bell's vireo avoidance and nesting bird preconstruction surveys. Impacts would be less than significant with mitigation incorporated.

The Project site falls within the San Bernardino Kangaroo rat (SKR) fee area outlined in the Riverside County SKR Habitat Conservation Plan (HCP). The Project applicant would pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside and which would be required as **SC BIO-2**.

High to low potential habitat was documented within and adjacent to the Project site for 19 MSHCP covered species. As previously stated, the MSHCP has determined that these sensitive species potentially occurring within Project site have been adequately covered. Despite this, the Project would implement **SC BIO-1**.

Overall, with the implementation of **SC BIO-1**, **SC BIO-2**, **MM BIO-1**, **MM BIO-2**, and **MM BIO-3**, the Project would have less than significant impacts and would comply with all applicable conservation plans and would not adversely impact sensitive plant or wildlife species.

Standard Conditions:

- SC BIO-1** **MSHCP Local Development Mitigation Fee.** Prior to issuance of a building permit, the Project applicant shall pay MSHCP Local Development Mitigation Fees as established by the Western Riverside County RCA and implemented by the City of Temecula (Temecula Municipal Code Chapter 15.10) at the then current fee rate. Five fee categories are defined as follows: Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit); Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit); Residential, density greater than 14.0 dwelling units per acre (fee per dwelling unit); Commercial (fee per acre); and Industrial (fee per acre). These fees are adjusted annually using the Consumer Price Index.
- SC BIO-2** **SKR Fee Area.** The Project site falls within the SKR Fee Area outlined in the Riverside County SKR HCP. The Project applicant shall pay the fees pursuant to County

Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

Mitigation Measures:

MM BIO-1 **30-day Burrowing Owl Preconstruction Survey.** A pre-construction survey for burrowing owls is required within 30-days prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the City of Temecula and the relevant Wildlife Agencies (e.g., USFWS, CDFW) and will need to coordinate further with City and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

MM BIO-2 **Least Bell's Vireo Avoidance Measures.** Ground-disturbing activities, including grubbing, grading, clearing, and construction within 300 feet of suitable or occupied habitat shall be scheduled outside of the least Bell's vireo breeding season (March 1st through August 31st). If ground-disturbing or construction activities are scheduled during the least Bell's vireo breeding season, then the follow measures shall be taken:

1. A biological monitor shall survey suitable habitat adjacent to the Project site to determine the status of least bell's vireo within three (3) days of initiation of construction. If detected, the biological monitor shall be present during any ground disturbance or construction conducted during the breeding season to observe the birds' behavior. The construction supervisor shall be notified if the ground-disturbing or construction activities appear to be altering the birds' normal breeding behavior. Construction activities shall cease until additional minimization measures have been performed. Measures may include, but are not limited to, limitation on the use of certain equipment, placement of equipment, restrictions on the simultaneous use of equipment, installation of sound barrier, or other noise attenuation methods as deemed appropriate by the monitoring biologist. If the birds' behavior is still altered from normal breeding behavior, ground disturbance shall cease until CDFW and USFWS are contacted to discuss alternative methods.

If ground disturbance occurs within or adjacent (300-foot) of occupied habitat, a qualified acoustician shall also be retained to determine ambient noise levels and project-related noise levels at the edge of suitable habitat. The need for sound monitoring shall be recommended by the biological monitor based on the

presence of nesting individuals and observation of the birds' behavior. Noise levels at the edge of the suitable habitat shall not exceed an hourly average of 60 decibels (dB[A]), or a 3 dB(A) increase in noise levels if ambient noise levels exceed 60 dB(A). If project-related noise levels at the edge of the suitable habitat are above 60 dB(A) or the 3 dB(A) increase in noise occurs, additional minimization measures shall be taken to reduce project-related noise levels to an acceptable level as determined by the biological monitor. If additional measures do not decrease project-related noise levels below the thresholds described above, construction activities shall cease until CDFW and USFWS are contacted to discuss alternative methods.

2. Construction limits in and around any occupied least Bell's vireo habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the avoidance buffer during the breeding season.
3. Prior to grading and construction, a training program shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures.
4. All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the City of Temecula.
5. During any excavation and grading adjacent (300-foot) to occupied habitat, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment, so that emitted noise is directed away from the occupied least Bell's vireo habitat.
6. The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all project construction occurring during the breeding season.

Post Construction

1. Access to occupied habitat areas shall be restricted.
2. All night lighting associated with the development shall be directed away from occupied or suitable habitat areas. The Project shall be designed to minimize exterior night lighting while remaining compliant with local ordinances related to street lighting. Any necessary lighting (e.g., to light up equipment for security

measures) shall be shielded or directed away from the occupied or suitable habitat areas and are not to exceed City of Temecula standards.

MM BIO-3 Nesting Bird Preconstruction Surveys. Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird species will require compliance with the MBTA and CDFG Code Section 3503, 3503.5, and 3513. Construction outside the nesting season (between September 1st and January 31st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist will conduct a preconstruction nesting bird survey, raptor survey, and a survey for sensitive riparian bird species that have the potential to occur adjacent to the impact area no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to the Project Site.

The survey(s) will focus on identifying any bird nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, will be submitted to the City of Temecula for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the City of Temecula documenting compliance with the MBTA and CDFG Code. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA and CDFG Code.

4b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. A total of 5.66-acres onsite of non-native grassland/ruderal, California buckwheat scrub, disturbed/developed, ornamental and Tamarisk scrub vegetation communities would be impacted as a result of Project implementation as summarized in **Table 7: Project Site Vegetation Community Impacts**. No impacts to sensitive vegetation would occur as a result of the Project. Compliance with the City of Temecula MSHCP LDMF (SC BIO-1) would ensure direct impacts to all vegetation communities will remain consistent with MSHCP guidelines. Additionally, no riparian habitat would be directly impacted as a result of Project implementation, refer to Impact 4c below. As no impact would occur, no mitigation is necessary.

Table 7: Project Site Vegetation Community Impacts

Vegetation Type	Acres onsite	Acres onsite impacts	Acres onsite open space north
Non-native Grassland/Ruderal	3.83	3.65	0.18
California Buckwheat Scrub	1.85	1.81	0.04
Developed	--	--	--
Disturbed	0.12	0.12	--
Ornamental	0.06	0.06	--
Cottonwood (Individual Tree)	0.05	--	0.05
Tamarisk Scrub	0.02	0.02	--
TOTAL	5.93	5.66	0.27
Source: Cadre Environmental, Biological Resources Technical Report, Table 4 (Appendix B1)			

4c) *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?*

Less than Significant Impact. A total of an approximately 0.003-acre (130 linear feet) drainage ditch bisects the northern region of the Project site and represents a non-wetland CDFW riverine and RWQCB regulated resource. However, no direct impacts would occur in these areas as the Project does not propose development within the designated open space areas.

Further, the Project would comply with all applicable water quality regulations, including complying with National Pollutant Discharge Elimination System (NPDES) regulations and Municipal Separate Storm Sewer System (MS4) Permit requirements issued by the San Diego Regional Water Quality Control Board. The MS4 permit places pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential communities. Both permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or municipal system. Compliance with these measures, and the fact that there would be no direct impacts to the identified jurisdictional features, would result in a less than significant impact to state or federally protected wetlands. No mitigation is necessary.

4d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant Impact. The adjacent reaches of Tualota Creek and Santa Gertrudis Creek Channels are located within public/quasi-public conserved land (Riverside County Flood Control & Conservation District). Tualota Creek and Santa Gertrudis Creek Channels also provide refugia and movement routes for wildlife extending northwest toward preserved lands (Johnson Ranch and Southwestern Riverside Multi-Species Reserve) and southwest toward Murrieta Creek. Therefore, proposed development located adjacent to reaches of Tualota Creek and Santa Gertrudis Creek Channels would be required to comply with all MSHCP urban/wildlands interface guidelines presented in Section 6.1.4 of the MSHCP, as

applicable. Compliance with MSHCP standards as well as the fact that no disturbances or direct impacts to these watercourses are proposed and would result in a less than significant impact.

4e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. No trees meeting the City of Temecula tree removal ordinance as outlined in Municipal Code Chapter 8.49, City Tree Care and Preservation and Urban Forest Management Plan are located within or adjacent to the Project site impact area. No impact would occur.

4f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant Impact with Mitigation Incorporated. The Project site is located within the Western Riverside County MSHCP Southwest Area Plan and is not located within an MSHCP Criteria Area Cell, Cell Group, or Linkage Area. Implementation of **MM BIO-1** and **MM BIO-3** detailed above would ensure that the Project is consistent and compliant with the MSHCP and City of Temecula codes regarding habitat conservation. Impacts would be less than significant with mitigation incorporated.

Mitigation Measures:

See **MM BIO-1** and **MM BIO-3** detailed above.

References:

Cadre Environmental. 2024. *Biological Resources Technical Report.*

Helix Environmental Planning. 2022. *2022 Burrowing Owl (Athene cunicularia) Survey Report the Temecula Assisted Living Project.*

CULTURAL RESOURCES

5. CULTURAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

A Phase I Cultural Resources Assessment was completed by LSA Associates, Inc. on April 2022 and is available as **Appendix C** to this Draft IS/MND. LSA completed a records search with the Eastern Information Center (EIC) on March 14, 2022, and completed a field survey on March 25, 2022.

Records Search

Data from the Phase I Cultural Resources Assessment indicate there have been 49 previous cultural resources studies conducted within a one-mile radius of the Project, none of which included any portion of the Project area. Six cultural resources were documented within one mile of the Project site, and all were marginal prehistoric resources.

Field Survey

A pedestrian field survey was completed by LSA Associates, Inc. by walking transects spaced by approximately 10 meters (32.8 feet). Trace modern refuse was noted throughout the Project area. One isolated prehistoric artifact was identified.

5a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?

5b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated. The records search and research completed for the Project indicated that there were no cultural resources previously recorded within the Project area. A marginal prehistoric resource (an isolated artifact) was identified during pedestrian surveys of the Project site. This prehistoric resource consists of a single unusually shaped biface convex/concavely ground mano that resembles a hopper mortar but lacks a basin-shaped concave surface, however the resource was in a portion of the Project site which was not previously heavily disturbed during site clearing or diking operations in the past. Additionally, six prehistoric resources have been previously documented within a one-mile radius of the Project site. While the Project site has been completely previously disturbed, historical or archaeological resources could occur on the Project site. As such, the Project would

implement **MM CUL-1** would require archaeological monitoring during ground disturbing activities. Additionally, **MM CUL-2** would be implemented which requires the submission of any prepared report to the appropriate repositories. With the implementation of mitigation measure, impacts would be less than significant.

Mitigation Measures:

MM CUL-1 **Archaeological Monitoring.** Prior to the commencement of ground disturbing activities, an archaeologist the meets Secretary of Interior (SOI) professional qualifications (Qualified Archaeologist) and who is approved by the City of Temecula Planning Department shall be retained by the Project Applicant or Proponent to monitor all ground disturbing activities. The Qualified Archaeologist shall be present during all initial grading operations and is not required to be present once the maximum extent of grading has occurred. Should any cultural resources be discovered during Project implementation, the Qualified Archaeologist shall notify the City of the discovery and evaluate the find for potential significance and make a recommendation to the City. For any resource of Native American origin, the City shall contact the consulting Tribe(s) to evaluate the resource's potential as a Tribal Cultural Resource (TCR), as noted in **MM TCR-1**. Should the City determine the resource is significant and/or a TCR, the Qualified Archaeologist shall draft a treatment plan for review and approval by the City. For any resources of Native American in origin, consulting Tribes shall be given the opportunity to comment on the treatment plan prior to implementation. All final site records, reports, etc. associated with the discovery, evaluation, and treatment of cultural resources discovered during Project implementation shall be submitted to the applicable California Historical Resources Information System information center, as directed by Office of Historic Preservation.

MM CUL-2 **Phase IV Report.** Prior to final inspection, the Project Archeologist is to submit two (2) copies of the Phase IV Cultural Resources Monitoring Report that complies with the Planning 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 City shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the City shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the applicable California Historical Resources Information System information center, as directed by Office of Historic Preservation, and one (1) copy shall be submitted to the Pechanga Cultural Resources Department.

5c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant Impact. No formal cemeteries are in or near the Project area. Most Native American human remains are found in association with prehistoric archaeological sites. As discussed previously, the Project site is not proximate to identified archaeological resources. It is unlikely that ground-disturbing activities associated with the construction of the Project would exceed depths of previous disturbance.

However, subsurface construction activities associated with the Project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains.

In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner would notify the Native American Heritage Commission (NAHC), which would determine and notify a most likely descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the Project site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

Compliance with these measures would limit impacts to previously unknown human remains should they be encountered on the Project site during ground disturbance activities. Impacts would be less than significant, and no mitigation is necessary.

References:

LSA Associates, Inc. 2022. *Phase I Cultural Resources Assessment*.

ENERGY

6. ENERGY. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

6a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact. 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.

Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during grading, paving, and building construction. Fuel energy consumed during construction would be temporary in nature and would not represent a significant demand on energy resources. Some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials. It is reasonable to assume that production of building materials such as concrete, steel, etc., would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business.

As such, Project construction would have a minimal effect on the local and regional energy supplies. It is noted that construction fuel use is temporary and would cease upon completion of construction activities. There are no unusual Project characteristics that would necessitate the use of construction equipment

that would be less energy-efficient than at comparable construction sites in the region or State. Therefore, construction fuel consumption would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. A less than significant impact would occur in this regard.

Operations

Transportation Energy Demand. Pursuant to the Federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration (NTSA) is responsible for establishing additional vehicle standards and for revising existing standards. Compliance with Federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States. As described below in **Section 17, Transportation**, the Project is located in a vehicle miles traveled (VMT) efficient area and is located in close proximity to transit stops of three bus routes, which would encourage the use of transit for residents and would lower the amount of transportation energy and fuels consumed. Further, the proposed land use of the Project is not one that is known to have significant transportation energy demands such as warehousing, retail commercial, or other similar use. The Project would not result in any unusual characteristics that would result in excessive long-term operational fuel consumption. Fuel consumption associated with vehicle trips generated by the Project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region.

Building Energy Demand. The Project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage. Furthermore, the electricity provider, Southern California Edison (SCE), is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat. The increase in reliance of such energy resources further ensures projects will not result in the waste of the finite energy resources. The Project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards. As such, the Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy; a less than significant impact would occur, and no mitigation is necessary.

6b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. Title 24 of the CCR contains energy efficiency standards for residential and non-residential buildings based on a state mandate to reduce California's energy demand. Specifically, Title 24 addresses a number of energy efficiency measures that impact energy used for lighting, water heating, heating, and air conditioning, including the energy impact of the building envelope such as windows, doors, skylights, wall/floor/ceiling assemblies, attics, and roofs.

Part 6 of Title 24 specifically establishes energy efficiency standards for residential and nonresidential buildings constructed in the State of California in order to reduce energy demand and consumption. The Project would comply with Title 24, Part 6 per state regulations. In accordance with Title 24 Part 6, the Project would have: (a) sensor-based lighting controls— for fixtures located near windows, the lighting would be adjusted by taking advantage of available natural light; and, (b) efficient process equipment— improved technology offers significant savings through more efficient processing equipment.

Title 24, Part 11, contains voluntary and mandatory energy measures that are applicable to the Project under the California Green Building Standards Code. As discussed above, the Project would result in an increased demand for electricity and petroleum. In accordance with Title 24 Part 11 mandatory compliance, the Applicant would have (a) 50 percent of its construction and demolition waste diverted from landfills; (b) mandatory inspections of energy systems to ensure optimal working efficiency; (c) low pollutant emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring and particle boards; and (d) a 20 percent reduction in indoor water use. Compliance with all of these mandatory measures would decrease the consumption of electricity, natural gas, and petroleum.

The Riverside County Climate Action Plan Update establishes a series of energy related goals intended to reduce greenhouse gas emissions based on Assembly Bill (AB) 32 Scoping Plan.¹¹ Those applicable to the Project are Renewables Portfolio Standard for Building Energy Use, AB 1109 Energy Efficiency Standards for Lighting, Electricity Energy Efficiency, and Commercial Energy Efficiency Requirements. Additionally, as discussed in Impact 8b, the Project would comply with the City of Temecula’s Sustainability Plan through compliance with all applicable building codes, including the energy conservation measures mandated by Title 24 of the California Building Standards Code and the California Green Building Standards.

Further, the Project’s covered parking stalls would provide solar ready carports which would allow the installation of solar panels at a future date. This would allow the Project to supplement its own energy consumption with sources of green energy which would further the state’s goals for green energy sources.

The Project would not conflict with any of the federal, state, or local plans for renewable energy and energy efficiency. Because the Project would comply with Parts 6 and 11 of Title 24, with the Riverside County Climate Action Plan Update measures, and the City of Temecula Sustainability Plan, no conflict with existing energy standards and regulations would occur. Therefore, impacts associated with renewable energy or energy efficiency plans would be considered less than significant.

References:

Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf> (accessed July 2024).

¹¹ Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf> (accessed July 2024).

GEOLOGY AND SOILS

7. GEOLOGY AND SOILS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?		X		
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?		X		
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?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

A Geotechnical Engineering Investigation was prepared by Salem Engineering Group, Inc. for the Project on April 4, 2022, and is available as **Appendix D** to this Draft IS/MND.

7a) *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.*

Less than Significant Impact. As noted in the Geotechnical Engineering Investigation, the Project site is not located on or nearby a known Alquist-Priolo Earthquake Fault Zone. The nearest fault to the Project site is the Wildomar Fault, located approximately 2.0 miles to the southwest of the Project site, and is a part in the Elsinore Fault Zone.¹² Therefore, the possibility of significant fault rupture on the Project site is considered to be low. However, due to the Project's location, all structures are subject to adherence to all applicable regulations in the California Building Code (CBC) that is approved at the time of development. With adherence to the current CBC at the time of design and development, the latest California seismic design requirements would be included in the design of the proposed residential building and inspected by the City during construction, therefore impacts would be less than significant.

- ii) *Strong seismic ground shaking?*

Less than Significant Impact. The Project site is located in southern California, which is a region prone to strong seismic ground shaking. According to the Geotechnical Engineering Investigation, the Project site is similarly located in an area that is considered subject to relatively high seismicity. The seismic hazard most likely to impact the Project site is ground-shaking due to a large earthquake on one of the major active regional faults.

As previously mentioned, the Project site is not located adjacent to a major fault, however, strong shaking could still impact the Project site should an earthquake occur at the faults nearest the Project site. However, the Project would be required to be in conformance with the current CBC at the time of design and development, City regulations, and other applicable standards. The CBC design standards correspond to the level of seismic risk in each location and are intended primarily to protect public safety and secondly to minimize property damage. Conformance with standard engineering practices and design criteria established in the current CBC, would reduce the effects of seismic ground shaking to a less than significant level.

- iii) *Seismic-related ground failure, including liquefaction?*

Less than Significant Impact with Mitigation Incorporated. Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater).

¹² California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. Available at <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (accessed June 2024).

The soils on the Project site are predominately loose to very dense silty sand, silty sand/sandy silt, clayey sand, well-graded sand with silt and various amounts of gravel, poorly graded sand with silt, poorly graded sand with clay, well-graded sand, and poorly graded sand; and stiff to very stiff sandy silt. Groundwater was not encountered during this soil borings completed as part of the Geotechnical Engineering Investigation.

A portion of the Project site lies within a moderate to very high liquefaction zone as identified by the California Geologic Survey.¹³ As such, a liquefaction analysis was completed as part of the Geotechnical Engineering Investigation. The liquefaction analysis indicated that the site soils had a moderate potential for liquefaction under seismic conditions and the total liquefaction-induced settlement was calculated to be 1.48 inches. While the Project proponent would be required to prepare the Project site according to the specifications identified in the Geotechnical Engineering Investigation as required by the City of Temecula Building and Safety Department, the Project would implement **MM GEO-1** which requires the Project to comply with the proposed site preparation methods recommended in the Geotechnical Engineering Investigation. Implementation of these recommendations would ensure that Project impacts related to liquefaction would be less than significant.

Mitigation Measures:

MM GEO-1 **Site Preparation.** The Project will adhere to the conclusions and recommendations found in Section 9 of the Geotechnical Engineering Investigation report by Salem Engineering Group, Inc. (2022), or as otherwise approved by a Qualified Geotechnical Engineer and/or the City of Temecula Building and Safety Department.

iv) Landslides?

No Impact. The Project site is relatively flat and there are no steep slopes present. The Temecula GP Public Safety Element does not identify the Project site as an area with potential landslide risks.¹⁴ As such, no impact would occur.

7b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The Project would require mass grading of the Project site, which would remove topsoil from its existing conditions. However, the Project would be required to comply with the recommendations of the Geotechnical Engineering Investigation, specifically recommendation 9.1.6 which states that topsoil that has been stripped from the Project site must be retained and reused, either on site or at another location. Should the topsoil be used at another site, there would be no net loss of topsoil as it would still be utilized and function as topsoil elsewhere. As a result, topsoil would be retained or reused and would not be lost because of Project grading or other construction processes.

Further, the Project would be required to comply with the measures of the Construction General Permit (CGP) in accordance with the NPDES. The CGP requires the production and implementation of a stormwater pollution prevention plan (SWPPP) that prescribes BMPs and temporary infrastructure, such

¹³ Ibid.

¹⁴ City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at <https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId=> (accessed June 2024).

as filter socks, silt fences, and other erosion and sediment control devices. Impacts are less than significant.

7c) 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?

Less than Significant Impact with Mitigation Incorporated. As previously discussed, the Project site is not in an area prone to landslide. The Project site is located in an area of moderate to high liquefaction potential, however the Project would implement **MM GEO-1** to mitigate any of these impacts.

Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. The Geotechnical Engineering Investigation determined that the likelihood of lateral spreading would be low, and impacts would be less than significant.

Subsidence is a general term for downward vertical movement of the Earth's surface, which can be caused by both natural processes and human activities. Subsidence involves little or no horizontal movement. It is often caused by the removal of ground water, oil, natural gas, or mineral resources out of the ground by pumping, fracking, or mining activities. The Project does not propose the extraction of any of these resources nor are any of the uses located in the immediate vicinity of the Project. Further, the Temecula GP Public Safety Element does not indicate that the Project site is located within an area that is known to be at risk of subsidence. As such, impacts would be less than significant.

Overall, the Project is not at risk of most of these phenomena, with exception of liquefaction. The Project site would implement **MM GEO-1** to minimize and mitigate the impacts of liquefaction on the Project, and impacts would be less than significant with the implementation of mitigation.

7d) 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?

Less than Significant Impact. When certain soil types are exposed to water, mainly those with moderate to high clay content, they can deform and either shrink or swell, depending on their particular physical characteristics. Such soils can expose overlying buildings to differential settlement and other structural damage. Soils that typically exhibit these behaviors are clayey soils.

The soils within the Project site consist of loose to very dense silty sand, silty sand/sandy silt clayey sand, well-graded sand with silt and various amounts of gravel, poorly graded sand with silt, poorly graded sand with clay, well-graded sand, and poorly graded sand; and stiff to very stiff sandy silt. As the Project site does not contain a majority or a significant amount of clayey soils, the Project site is not located on expansive soils. Impacts would be less than significant.

7e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. The Project does not propose the installation and operation of septic tanks. The Project would connect to a municipal sewer system. No impact would occur.

7f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less than Significant Impact with Mitigation Incorporated. Paleontological resources are considered nonrenewable scientific resources because once destroyed, they cannot be replaced. As such, paleontological resources are afforded protection under various federal, state, and local laws and regulations. The Temecula GP does not contain any figures or mapping which indicate the paleontological sensitivity of the Project site. As such, the County of Riverside General Plan Figure OS-8 was reviewed and indicates that a majority of the City of Temecula exists within a “High A” zone.¹⁵

The Project site has been previously disturbed and graded, which would greatly reduce the likelihood that paleontological resources would currently exist within the top layers of soil on the Project site. If Project grading occurs below the top portion of the Project site, then the inadvertent discovery of paleontological resources is more likely, as such, the Project would implement **MM GEO-2** which provides measures and processes that would be followed in the event of unanticipated discovery of paleontological resources. With the implementation of this mitigation measure, impacts would be less than significant.

Mitigation Measures:

MM GEO-2 **Inadvertent Finds of Paleontological Resources.** In the event an unanticipated fossil or other paleontological resource discovery is made during Project development, in accordance with Society of Vertebrate Paleontology (SVP) 2010 guidelines, a qualified professional Paleontologist should be retained in order to examine the find and to determine if further paleontological resources mitigation is warranted. The Paleontologist monitoring mass grading for the Project shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted in accordance with modern paleontological techniques.

References:

California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. Available at <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (accessed June 2024).

City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at <https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidid=> (accessed June 2024).

¹⁵ County of Riverside. 2015. *County of Riverside General Plan; Figure OS-8: Paleontological Sensitivity*. Available at <https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2016-elements-Ch05-MOSE-120815.pdf> (accessed June 2024).

GREENHOUSE GAS EMISSIONS

8. GREENHOUSE GAS EMISSIONS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

An Air Quality and Greenhouse Gas Analysis was prepared for the Project by Kimley-Horn and Associates, Inc. on July 2, 2024, and is available as **Appendix A** to this Draft IS/MND.

8a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact.

SCAQMD Thresholds

The City of Temecula has not established a screening threshold for greenhouse gas emissions (GHGs). Therefore, the SCAQMD's proposed screening threshold of 3,000 metric tons of carbon dioxide equivalent per year (MTCO₂e/year) has been considered and used in this analysis.

Project GHG Emissions

The Project would include direct and indirect GHGs from Project construction and operations. Construction is considered a direct source since these emissions occur at the site. Direct operational-related GHG emissions for the Project would include emissions from area and mobile sources, while indirect emissions are from energy consumption, water demand, and solid waste.

Construction GHG Emissions

Construction of the project would result in direct emissions of carbon dioxide (CO₂), nitrous oxide (N₂O), and methane (CH₄) from construction equipment and the transport of materials and construction workers to and from the Project site. Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions. Total GHG emissions generated during all phases of construction were combined and are presented in **Table 8: Construction Greenhouse Gas Emissions**. The CalEEMod outputs are contained within **Appendix A**. As shown in **Table 8**, the Project construction would result in 772 MTCO₂e (approximately 26 MTCO₂e/year when amortized over 30 years).

Table 8: Construction Greenhouse Gas Emissions

Construction	MTCO ₂ e per Year
Total Construction	772
Amortized over 30 Years	26

Source: CalEEMod version 2022. Refer to [Appendix A](#) for model data outputs.

Operational GHG Emissions

Operational or long-term emissions occur over the life of the Project. GHG emissions would result from direct emissions such as Project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the Project, the energy required to convey water to, and wastewater from the Project site, the emissions associated with solid waste generated from the Project site, and any fugitive refrigerants from air conditioning or refrigerators.

Table 9: Total Project Greenhouse Gas Emissions summarizes the total GHG emissions associated with the Project. As shown in **Table 9**, the Project would generate approximately 799 MTCO₂e/year. Therefore, Project-generated GHG emissions would not exceed the SCAQMD's screening threshold of 3,000 MTCO₂e/year and impacts would be less than significant.

Table 9: Total Project Greenhouse Gas Emissions

Emissions Source	MTCO ₂ e per Year
Construction Amortized over 30 Years	26
Mobile	477
Area	3
Energy	242
Water	16
Waste	36
Refrigeration	<1
Total Project Emissions	799
SCAQMD Project Threshold	3,000
Threshold Exceeded?	No

Source: CalEEMod version 2022.

8b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact.

GHG Plan Consistency**CARB 2022 Scoping Plan**

CARB's 2022 *Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), adopted December 15, 2022, sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with Assembly Bill (AB) 1279. The Project would benefit from the State targets set forth within the 2022 Scoping Plan. As the Project's GHG emissions would be well below the SCAQMD 3,000 MTCO₂e/year threshold, the Project would not interfere with the State's goals for reducing GHG emissions.

Approximately 90 percent of the Project's emissions are from energy and mobile sources which would be further reduced by implementation of current State programs. It should be noted that the Project and the City have no control over vehicle emissions (approximately 60 percent of the Project's total emissions). However, these emissions would decline in the future due to statewide measures including the reduction in the carbon content of fuels, CARB's advanced clean car program, CARB's mobile source strategy, fuel efficiency standards, cleaner technology, and fleet turnover. Additionally, the Southern California Association of Government's (SCAG's) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035. Accordingly, the Project does not interfere with the State's efforts to reduce GHG emissions in 2030.

Project operations would benefit from the implementation of current and potential future energy regulations including the SB 100 renewable electricity portfolio target of 60 percent renewable energy by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

Further, the Project is required to comply with all building codes in effect at the time of construction which include energy conservation measures mandated by Title 24 of the California Building Standards Code – Energy Efficiency Standards. Title 24 is part of the State's plans and regulations for reducing emissions of GHGs to meet and exceed AB 32 and SB 32 energy reduction goals. Because Title 24 standards require energy conservation features in new construction, they help reduce GHG emissions. Building Energy Efficiency Standards are updated on an approximately three-year cycle and the most recent 2022 standards took effect January 1, 2023. The Project would be required to comply with the latest applicable version of the code depending on when permit applications are applied for.

City of Temecula Sustainability Plan

The *City of Temecula Sustainability Plan* (Sustainability Plan), adopted June 22, 2010, identifies current and future climate change goals. The Sustainability Plan includes several goals for reducing GHG emissions through energy and water efficiency, waste reduction, and embracing cleaner technology. The Project would be consistent with the applicable sustainability goals outlined in the Sustainability Plan. The Sustainability Plan incorporates the following goals which would be applicable to the Project:

- Reduce Energy Consumption throughout the community through the use of the latest technology practices, and programs that support this goal.
- Support the use of clean energy throughout the community through use of the latest technology, practices, and programs.
- Distribute trip types among all different modes of transportation (vehicle, transit, pedestrian, bicycle, etc.)

The Project would be required to comply with all building codes in effect at the time of construction which include energy conservation measures mandated by Title 24 of the California Building Standards Code – Energy Efficiency Standards and the California Green Building 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), these standards indirectly regulate and reduce GHG emissions. Additionally, the Project would facilitate future installation and use of electric vehicle chargers. Further, the Project site would be located approximately 0.25 mile from the nearest public transit stop locations, specifically for buses. As such, the Project would not conflict with any applicable plan or policy in the Sustainability Plan and impacts would be less than significant.

As discussed above, the Project would comply with the applicable State, Regional, and local goals and policies with regard to reducing GHG emissions. Therefore, the Project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions, and a less than significant impact would occur. Further, Project implementation would result in less than significant construction and operation air quality and GHG impacts. No mitigation measures would be required.

References:

Kimley-Horn and Associates, Inc. 2024. *Sage Senior Apartments – Air Quality and Greenhouse Gas*.

HAZARDS AND HAZARDOUS MATERIALS

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

9a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for operations or produce hazardous wastes as by-products of production applications. Both the U.S. EPA and the U.S. Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The U.S. EPA administers permitting, tracking, reporting, and operations requirements established by the Resource Conservation and Recovery Act (RCRA). The DOT regulates the transportation of hazardous

materials through enforcement of the Hazardous Materials Transportation Act. This Act includes requirements for container design and labeling, as well as for driver training. The established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Additionally, State and local agencies enforce the application of these Acts and coordinate safety and mitigation responses in the case that accidents involving hazardous materials occur.

The Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances. Project construction activities may include refueling and minor maintenance of construction equipment on-site, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, State, and local laws, including California Division of Occupational Safety and Health (Cal/OSHA) requirements. It is anticipated that a minor level of transport, use, and disposal of hazardous materials and wastes would occur that are typical of construction projects.

During Project operations, widely used hazardous materials common at residential uses including cleaners, pesticides, and food waste would be present. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. Regular operation and maintenance of the Project structures would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common residential hazardous materials and their disposal does not present a substantial health risk to the community. Additionally, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities.¹⁶ Project impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant.

9b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The Project site is not identified as a hazardous waste site with either an active or past occurrence.^{17, 18} The nearest three listed sites on EnviroStor are classified as not requiring further action. The closest sites to the Project site are identified as Chaparral High School located approximately 0.31 miles southwest (No Action Required); Temecula Learning Center located approximately 1.7 miles east (Inactive - Withdrawn); and Elementary School No. 9 located approximately 4.8 miles southwest (No Action Required). Additionally, there is an inactive LUST Cleanup Site 0.8 miles north from the Project site (Completed – Case Closed).

Although typical hazardous materials associated with residential development may be used (pesticides, oils, fertilizers, cleaning chemicals, etc.) these hazardous materials would not be used in large amounts

¹⁶ Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List*. Available at <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=> (accessed June 2024).

¹⁷ DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at <https://dtsc.ca.gov/dtscs-cortese-list/> (accessed June 2024).

¹⁸ State Water Resources Control Board. 2024. *GeoTracker*. Available at <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Menifee> (accessed June 2024).

such that they would create a significant hazard involving the release of these materials. Because the Project site is undeveloped, there would be no impacts related to structures with asbestos-containing materials or lead-based paint.

Potential hazards to the public or the environment could be introduced through the accidental upset or release of hazardous materials caused by accidental spillage of hazardous materials used during construction phases, or as a result of the exposure of contaminated soil during grading activities. Any hazardous materials used and/or stored during operations would be done accordingly with the Department of Transportation Office of Hazardous Materials Safety regulations, the California Building Code, and California Fire Code requirements.

During the construction phase of the Project, transportation of hazardous materials is mitigated through the policies outlined in the Hazardous Materials Transportation Act (HMTA) which serves to protect against the risks to life, property, and the environment that are inherent in the transportation of hazardous material in intrastate, interstate, and foreign commerce.¹⁹

All spills or leakage of petroleum products during construction activities are required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable regulations, such as RCRA, for the cleanup and disposal of that contaminant. Additionally, the Project would be required to comply with the requirements of the Construction General Permit (CGP) and prepare a Stormwater Pollution Prevention Plan (SWPPP), which requires spill kits to be located on-site during construction. The U.S. EPA controls hazardous waste regulations, guidance, and policies under the RCRA to ensure the safe management and cleanup of solid and hazardous waste, and programs that encourage source reduction beneficial reuse. Furthermore, strict adherence to all emergency response plan requirements set forth by Riverside County Fire Department would be required through the duration of the Project construction phase. Project construction workers would also be required to conduct safe handling of hazardous material, as stated previously. Mandatory compliance with laws and regulations would ensure that construction impacts would be less than significant.

9c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The closest school to the Project site is Chaparral High School (27215 Nicolas Road, Temecula), located 0.31 miles southwest of the most southern point of the Project site. No schools are located within one-quarter mile of the Project site. Additionally, according to the Temecula GP Growth Management/Public Facilities Element, no schools are proposed within the immediate vicinity of the Project site. No impact would occur.

¹⁹ U.S. Department of Labor Occupational Safety and Health Administration. ND. *Hazardous Material Transportation Act*. Available at <https://www.osha.gov/trucking-industry/transporting-hazardous-materials> (accessed July 2024).

9d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. As previously discussed in Impact 9a, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities. No impact would occur.

9e) *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?*

Less than Significant Impact. Refer to **Section 13, Noise** and **Appendix F** for a detailed analysis on noise impacts. The Project site is located within the Airport Land Use Compatibility Plan (ALUCP) of the French Valley Airport. ALUCPs within Riverside County are prepared by the Riverside County Airport Land Use Compatibility Commission (RCALUC). The Project site is located approximately 1.6 miles southwest of the runway. The Project site is located outside of the delineated noise contours of the airport.²⁰ Therefore the Project would not be subject to excessive noise for people residing or working in the Project area, and there would be no impact.

The Project site is located within Zone D of the French Valley Airport Compatibility Map.²¹ According to the RCALUC, land zoned as Neighborhood Commercial in Zone D has an intensity limit of 150 people per acre. The Project site comprises 5.93 acres and would potentially support a maximum of 424 residents (refer to Impact 14a) for a proposed intensity of 72.34 people per acre. The Project would be consistent with the French Valley ALUCP. Further, the Project site is not located within the Aircraft Departure or Approach Accident Risk Intensity Contours.²² As such, the Project would not result in a safety hazard for people residing or working in the Project area. Impacts would be less than significant, and no mitigation is necessary.

9f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. Refer to Impact 20a. Additionally, the Project does not propose alterations to the City's existing circulation network nor propose the implementation of incompatible land uses which could possibly interfere with an adopted emergency response plan or emergency evacuation plan. A less than significant impact would occur, and no mitigation is necessary.

9g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

No Impact. Refer to **Section 20, Wildfire**. The Project site is not located within a very high fire hazard severity zone and is located within a developed and urban portion of the City. As such, the Project would

²⁰ Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010); Map FV-3*. Available at <https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf> (accessed July 2024).

²¹ *Ibid.*; Map FV-1.

²² *Ibid.*; Map FV-6.

not expose people or structures to a risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas. No impact would occur, and no mitigation is necessary.

References:

Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List*. Available at <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=> (accessed June 2024).

DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at <https://dtsc.ca.gov/dtscs-cortese-list/> (accessed June 2024).

Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010)*. Available at <https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf> (accessed July 2024).

State Water Resources Control Board. 2024. *GeoTracker*. Available at <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Menifee> (accessed June 2024).

U.S. Department of Labor Occupational Safety and Health Administration. ND. *Hazardous Material Transportation Act*. Available at <https://www.osha.gov/trucking-industry/transporting-hazardous-materials> (accessed July 2024).

HYDROLOGY AND WATER QUALITY

10. HYDROLOGY AND WATER QUALITY. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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 substantial erosion or siltation on- or off-site?			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
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?			X	
iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

A Water Quality Management Plan was prepared by Diamond West, Inc. on April 17, 2024, for the Project and is available as **Appendix E** to this Draft IS/MND.

10a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. The Project site is located within the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB). In California, the Porter-Cologne Water Quality Control Act

(Section 13000 of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 or the Clean Water Act requires comprehensive water quality control plans be developed for all waters within the State of California.

Construction

Site preparation and construction of the Project site would involve clearing, soil stockpiling, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

As part of the Project, improvements along Winchester Road would include, but not be limited to, traffic signal installation, street rehabilitation, driveway construction, curb/gutter, and sidewalk construction where applicable, and utility work, such as the potential relocation of utility poles within the existing public right-of-way. These roadway improvements may include the reconstruction of existing stormwater infrastructure within the impact roadways, if any exists other than curb and gutter.

The Project would disturb more than one acre of land surface and would, therefore, be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) stormwater program. To minimize water quality impacts during construction, construction activities would be required to comply with a Stormwater Pollution Prevention Plan (SWPPP) consistent with the General Permit for Storm Water Discharge Associated with Construction Activity (Construction General Permit [CGP]). To obtain coverage, the Project Applicant is required to submit a Notice of Intent prior to construction activities and develop and implement an SWPPP and monitoring plan. The SWPPP identifies erosion-control and sediment-control Best Management Practices (BMPs) that would meet or exceed measures required by the CGP to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. Typical BMPs include, but are not limited to, construction scheduling, proper construction equipment staging, hydroseeding, straw mulch, sandbags, and silt fences. These requirements would ensure that potential Project impacts related to soil erosion, siltation, and sedimentation remain less than significant and avoid violation to any water quality standards or waste discharge requirements.

Operations

As noted above, the Project site currently slopes toward the Tocalota Creek where surface flows are discharged from the Project site. Under the proposed conditions, stormwater flows would be captured on-site and directed to the existing discharge point via constructed stormwater infrastructure, such as storm drain, curb and gutter, and channelized depressions. Prior to discharge from the Project site, all storm flows would be captured on-site and processed through pass-through treatment control BMPs or to a proposed stormwater infiltration basin on the northern portion of the Project site. The infiltration basin will retain storm flows and allow water to infiltrate at a design rate of 0.194 in/hr. An overflow/spillway will be provided in the event that storm flows overwhelm the proposed basin, which would prevent backflow and flooding of the Project site. Further, a Water Quality Management Plan (WQMP) has been prepared for the Project which analyzes the Project site and ensures compliance with

the City of Temecula minimum requirements for managing urban runoff, including stormwater, from land development activities and the City of Temecula BMP Design Manual.

Compliance with the requirements of the NPDES CGP and the City of Temecula design requirements would ensure that all storm flows and other surface flows are adequately treated or managed prior to discharge from the Project site, as such, impacts would be less than significant, and no mitigation is necessary.

10b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The Project would receive water from either the Rancho California Water District (RCWD) or the Eastern Municipal Water District (EMWD). EMWD receives water from the West San Jacinto Groundwater Basin and from the State Water Project (SWP). RCWD receives water from the Temecula Valley Groundwater Basin and the SWP.

According to RCWD's 2020 Urban Water Management Plan (UWMP), RCWD produced 54,317 acre-feet per year (AFY) of water in fiscal year 2020 (FY20).²³ Of this, 58 percent or 31,169 AFY was produced from groundwater. RCWD utilized a service population of 155,132 persons, which would provide an estimated water consumption of 0.35 AFY per person. The Project could support 424 persons (refer to Impact 14a) and would have an estimated water demand of 150.2 AFY based on the estimated water consumption per person. Of this, 87.1 AFY would be sourced from groundwater, representing 0.3 percent of RCWD's existing groundwater supply. As such, the Project would not substantially decrease groundwater supplies, if supplied from RCWD, and impacts would be less than significant.

According to EMWD's 2020 UWMP, EMWD produced 161,983 AF in 2020.²⁴ Of which, 7.3 percent or 11,785 AF was produced from groundwater. Utilizing the same estimated water demand of 150.2 AFY as from the RCWD example, and applying the 7.3 percent groundwater percentage, the Project would receive approximately 10.93 AF of water from groundwater sources. This would represent approximately 0.093 percent of EMWD's current groundwater supply. This would result in a negligible increase and the Project would not substantially decrease groundwater supplies, if supplied by EMWD, and impacts would be less than significant.

As previously discussed, the Project would construct and install a bioretention basin which would allow storm flows captured on-site to be infiltrated into the soil and recharge the groundwater sources in the area. This basin would be designed to accommodate the 10- and 100-year storm event and would receive all water captured on the Project site. As such, the Project would not interfere substantially with groundwater recharge; impacts would be less than significant, and no mitigation is necessary.

²³ Rancho California Water District. 2020. *2020 Urban Water Management Plan*. Available at <https://www.ranchowater.com/DocumentCenter/View/6144/2020-Urban-Water-Management-Plan> (accessed July 2024).

²⁴ Eastern Municipal Water District. 2020. *2020 Urban Water Management Plan*. Available at https://content.emwd.org/sites/default/files/2024-07/urbanwatermanagementplan_0.pdf (accessed September 2024).

10c) *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 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?*
- iv) *Impede or redirect flood flows?*

Less than Significant Impact. The Tualota Creek and the Santa Gertrudis Creek are adjacent to the Project site. As previously discussed, the Project would be required to comply with the requirements of the CGP which includes the preparation and implementation of a SWPPP as designed and implemented by a Qualified SWPPP Practitioner (QSP) and/or a Qualified SWPPP Developer (QSD) which would ensure that erosion and siltation from the Project site during construction would be minimized and compliant with all applicable laws, rules, and ordinances. Further, the proposed permanent conditions would provide BMPs which include a bioretention infiltration basin on the northern portion of the Project site where water would infiltrate rather than discharge from the Project site into the adjacent Tualota Creek.

Further, the Project does not propose altering or changing the existing drainage patterns. Under existing conditions, surface flows are directed toward the northern and eastern boundaries of the Project site. Under proposed conditions, surface flows, while intercepted by constructed stormwater infrastructure, would continue to flow to these areas; however, stormwater would infiltrate rather than discharge, unless a severe storm event overwhelms the proposed storm drain infrastructure, in which case stormwater would flow from the Project site and then be directed toward the northern boundary of the Project site. It is important to note that the runoff from the site would be less than or equal to what occurs in existing conditions and would not be made worse or more substantial as a result of the Project. As such, impacts would be less than significant, and no mitigation is necessary.

The Project would increase the amount of impervious surface on the Project site when compared to the existing conditions. This would increase the flow velocity of surface runoff and typically reduces the time of concentration of stormwater flows. However, the Project would not cause flooding on- or off-site because of the increase of this impervious surface. The Project would intercept storm water generated on-site and would direct flows into a proposed basin on the northern portion of the Project site. This basin would be a bioretention basin which would allow for water to infiltrate into the soil. As most of the storm water captured on site would be stored and infiltrated on site, the Project would not cause flooding elsewhere and impacts would be less than significant.

As previously stated, the Project would increase the amount of impervious surface area on the Project site which would decrease infiltration across the entire Project site and increase flow velocities. The Project would implement storm drain infrastructure on site which would be designed to accommodate the 10- and 100-year storm events per the Riverside County Flood Control and Water Conservation

District. Additionally, storm water would be discharged into an on-site bioretention basin which would infiltrate captured storm flows. The Project would not connect to an existing storm drain network. Storm water discharge into the Tualota Creek would only occur in the event of a storm which exceeds the 100-year storm event, which is the design storm event. Further, the Project would install flow-through treatment control BMPs which would treat runoff prior to discharge to the bioretention basin. As such, the Project would not overwhelm existing or planning stormwater drainage infrastructure nor produce new polluted runoff; impacts would be less than significant, and no mitigation is necessary.

The Project site is located in FEMA Flood Zone X which is an area that is determined to be outside of the 0.2 percent annual chance of flooding, therefore the Project is not located within a floodplain.²⁵ Additionally, the Project is immediately adjacent to the Tualota Creek and the Santa Gertrudis Creek which would provide drainage for flood flows. According to FEMA FIRM No. 06065C2720G, the Santa Gertrudis Creek has the ability to contain the 1 percent annual chance flood. The Project does not propose to alter either the Tualota Creek or Santa Gertrudis Creek and would not impact their ability to convey flood flows. As such, the Project would have a less than significant impact, and no mitigation is necessary.

10d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than Significant Impact. The Project site is located approximately 25 miles inland from the Pacific Ocean and the Santa Ana Mountain range lies between the Project site and the Pacific Ocean. Given the distance from the coast and the presence of the Santa Ana Mountains, the potential for the Project site to be inundated by a large, catastrophic tsunami is extremely low. The nearest lake or other large water body is the Skinner Reservoir, approximately five miles northeast of the Project site. Given the distance from this reservoir, there is no potential for seiche to impact the Project site. However, the Project site is located within the Skinner Reservoir Dam inundation area.²⁶ Should the Skinner Reservoir Dam be catastrophically damaged, the entirety of the Project site would be inundated. Pollutants generated on site would be consistent with other residential uses in the area and would not be of significant concentrations which would cause significant impacts to the environment or public health. As such, impacts would be less than significant, and no mitigation is necessary.

10e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. As previously discussed, the Project would be required to comply with the requirements of the CGP during construction and would implement and maintain BMPs as prescribed by the WQMP prepared for the Project. Compliance with these requirements and maintenance of permanent BMPs would ensure that the Project would not emit water pollutants from the Project site which could obstruct or violate any applicable water quality control plans.

²⁵ Federal Emergency Management Agency. 2008. *Flood Insurance Rate Map No. 06065C2720G*. Available at <https://msc.fema.gov/portal/search?AddressQuery=80134%20Winchester%20Rd%2C%20Temecula%2C%20CA> (accessed July 2024).

²⁶ California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

The Project would receive water from either the RCWD or the EMWD. EMWD receives water from the West San Jacinto Groundwater Basin and from the SWP. RCWD receives water from the Temecula Valley Groundwater Basin and the SWP.

The objective of the Sustainable Groundwater Management Act (SGMA) is sustainable groundwater management in a manner that prevents significant and unreasonable impacts to groundwater basins in California. Under SGMA, each high and medium priority basin, as identified by the California Department of Water Resources (DWR), is required to have a Groundwater Sustainability Agency (GSA) that will be responsible for groundwater management and development of a Groundwater Sustainability Plan (GSP). The San Jacinto Groundwater Basin is deemed a high priority basin, but is not critically over drafted. As a result, the GSA was required to prepare and implement a Groundwater Sustainability Plan (GSP).^{27, 28} The EMWD Board of Directors is the GSA for the West San Jacinto Groundwater Basin and is responsible for development and implementation of a GSP.

The Temecula Valley Groundwater Basin is not listed as a high priority basin and therefore does not have a GSP developed nor implemented. The Project site is not located over the West San Jacinto Groundwater Basin; however, it is located over the Temecula Valley Groundwater Basin, as such, the Project would not conflict with a GSP. The Project would increase the amount of impervious surface area at the Project site, which limits the ability for water to infiltrate and potentially recharge groundwater sources. However, the Project would direct storm flows to a bioretention basin which would allow for all captured and intercepted storm flows to infiltrate and recharge groundwater sources. As such, impacts would be less than significant, and no mitigation is necessary.

References:

California Department of Water Resources. 2021. *Groundwater Sustainability Plan: 8-005 San Jacinto*. Available at <https://sgma.water.ca.gov/portal/gsp/preview/71> (accessed July 2024).

California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

Diamond West, Inc. 2024. *Preliminary Water Quality Management Plan*.

Eastern Municipal Water District. 2020. *2020 Urban Water Management Plan*. Available at https://content.emwd.org/sites/default/files/2024-07/urbanwatermanagementplan_0.pdf (accessed September 2024).

Eastern Municipal Water District. 2019. *Sustainable Groundwater Management Act*. Available at <https://www.emwd.org/what-we-do/water-supply/sustainable-groundwater-management-act> (accessed July 2024).

²⁷ Eastern Municipal Water District. 2019. *Sustainable Groundwater Management Act*. Available at <https://www.emwd.org/what-we-do/water-supply/sustainable-groundwater-management-act> (accessed July 2024).

²⁸ California Department of Water Resources. 2021. *Groundwater Sustainability Plan: 8-005 San Jacinto*. Available at <https://sgma.water.ca.gov/portal/gsp/preview/71> (accessed July 2024).

Federal Emergency Management Agency. 2008. *Flood Insurance Rate Map No. 06065C2720G*. Available at <https://msc.fema.gov/portal/search?AddressQuery=80134%20Winchester%20Rd%2C%20Temecula%2C%20CA> (accessed July 2024).

Rancho California Water District. 2020. *2020 Urban Water Management Plan*. Available at <https://www.ranchowater.com/DocumentCenter/View/6144/2020-Urban-Water-Management-Plan> (accessed July 2024).

LAND USE AND PLANNING

11. LAND USE AND PLANNING. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
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?			X	

The Project site comprises one parcel. As shown in **Table 1**, the Project site has a General Plan designation as both Open Space and Neighborhood Commercial and a zoning of Neighborhood Commercial. The Project proposes the development of a 3-story 172,230 SF senior housing development, which would be consistent with the General Plan designation and zoning, with the application of a conditional use permit to allow parking, pickleball courts, and other related uses within the OS General Plan Designation.

11a) Physically divide an established community?

No Impact. The existing 5.93-acre parcel is vacant and previously disturbed. There are no developments on the Project site, nor immediately adjacent to the Project site other than Winchester Road. There are established residential communities further to the east and west of the Project site, however, there are no connections between these communities along the Project site. The Project would exist on a single parcel and is considered an in-fill development. There are no pathways that traverse the site. The existing roadway configuration would be not altered. As such, the Project would not physically divide an establish community, and no impact would occur.

11b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The Project would be consistent with the Temecula GP Land Use Element Land Use Designation and Zoning, the Temecula GP Housing Element, and the SCAG RTP/SCS. It would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project. The zoning of Neighborhood Commercial is intended for smaller-scale business activities which generally provide retail or convenience services for the local residents in the surrounding neighborhood. Typical uses include traditional small food markets (floor area less than twenty-five thousand square feet), drug stores, clothing stores, sporting goods, offices, hardware stores, childcare and community facilities. Senior citizen housing is a permitted use in the Neighborhood Commercial zone per Table 17.08.030 of the Temecula MC.

SCAG 2024-2050 RTP/SCS

On September 30, 2008, SB 375 was passed to help achieve AB 32 goals related to the reduction of greenhouse gases (GHGs) through regulation of cars and light trucks.²⁹ SB 375 aligns three policy areas of importance to local government: (1) regional long-range transportation plans and investments, (2) regional allocation of the obligation for cities and counties to zone for housing, and (3) a process to achieve GHG emissions reductions targets for the transportation sector. It establishes a process for CARB to develop GHG emissions reductions targets for each region (as opposed to individual local governments or households). SB 375 also requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) within the Regional Transportation Plan (RTP) that guides growth while taking into account the transportation, housing, environmental, and economic needs of the region.

Every four years, the Southern California Association of Governments (SCAG) updates Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The most recent RTP/SCS named the Connect SoCal 2024, outlines a vision for a more resilient and equitable future and contains investment, policies and strategies for achieving the region’s shared goals through 2050. Connect SoCal 2024 includes elements that are organized within the pillars of Mobility, Communities, Environment and Economy. These goals are not mutually exclusive, they are mutually reinforcing. For example, the decisions and actions taken to achieve mobility goals can also help to achieve and support environmental goals. Connect SoCal 2024 was approved by SCAG’s Regional Council in April 2024.³⁰

As detailed in **Table 10: Applicable Goals of SCAG 2024–2050 RTP/SCS** the Project would be consistent with the applicable goals set forth in the 2024–2050 RTP/SCS. Specifically, the Project would support the goals of the 2024–2050 RTP/SCS to maximize the productivity of the region’s transportation system, support new housing growth as well as protect the environment and health of the region’s residents through its location on an urban infill site in close proximity to mass transit options, thereby minimizing vehicle miles traveled and reducing air pollution. In addition, the Project would provide bicycle parking spaces that would promote walking as well as the use of bicycles. As such, the Project would maximize mobility and accessibility by providing opportunities for the use of several modes of transportation.

Table 10: Applicable Goals of SCAG 2024–2050 RTP/SCS

2024–2050 RTP/SCS Goals	Would the Project Be Consistent?
Mobility: Build and maintain an integrated multimodal transportation network.	
Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions.	Consistent: The Project proposes an age-restricted senior citizen housing community nearby to existing bus transit opportunities. Additionally, the Project proposes to provide for various needs of residents on-site to prevent the need for trips from the site to businesses in the vicinity.
Ensure that reliable, accessible, affordable, and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities.	Consistent: The Project site is located approximately 0.25 miles from bus stops for three major RTA bus routes. These routes run throughout the day and would provide residents access to regional and local transit opportunities.

²⁹ California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

³⁰ Southern California Association of Governments. 2024. *Connect SoCal*. Available at <https://scag.ca.gov/connect-social> (accessed July 2024).

2024–2050 RTP/SCS Goals	Would the Project Be Consistent?
Support planning for people of all ages, abilities, and backgrounds	Consistent: The Project proposes the development of an age-restricted senior citizen housing community. The City of Temecula General Plan Housing Element shows that only 19 percent of senior households are renters, while the balance are owners. The Project would increase the housing stock in the City for rentals which would provide housing opportunity for senior citizens with different backgrounds which did not lead to ownership of housing.
Communities: Develop, connect, and sustain communities that are livable and thriving.	
Create human-centered communities in urban, suburban and rural settings to increase mobility options and reduce travel distances.	Consistent: The Project proposes the development of an age-restricted senior citizen housing community with various associated amenities. The Project would provide a bistro, a yoga room, a gym, a theatre, an arts and crafts studio, an outdoor swimming pool, outdoor kitchen, walking trails, a private dining room, a business center for residents, among others, providing many recreational and entertainment needs, thereby reducing trips.
Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households.	Consistent: The Project proposes the development of an age-restricted senior citizen housing community. This would be more diverse because it would remove barriers for senior citizens to acquire housing due to socioeconomic factors which are found in non-age-restricted housing, such as increased competition for housing. Additionally, senior housing is typically designed to be more accessible pursuant to the ADA.
Environment: Create a healthy region for the people of today and tomorrow	
Develop communities that are resilient and can mitigate, adapt to and respond to chronic and acute stresses and disruptions, such as climate change.	Consistent: The Project site is located in close proximity to existing transit services, local-serving retail/commercial uses, and would contain many amenities on site for residents. This would have the effect of reducing VMT, thereby reducing tailpipe emissions and greenhouse gas emissions. Additionally, as VMT would be reduced, energy resources would be conserved. Further, multi-family residential uses tend to use energy and water resources more efficiently as there are fewer connections in which efficiency losses can occur.
Integrate the region’s development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water	
Conserve the region’s resources	
Economy: Support a sustainable, efficient and productive regional economic environment that provides opportunities for all residents.	
Improve access to jobs and educational resources.	Consistent: The Project proposes the development of an age-restricted senior citizen housing community in close proximity to local-serving retail/commercial uses. Residents in a senior citizen housing community may not desire to maintain employment, however, residents would have access to nearby job opportunities, should they desire.
Advance a resilient and efficient goods movement system that supports the economic vitality of the region, attainment of clean air and quality of life for our communities	Not applicable: The Project proposes the development of an age-restricted senior citizen housing community and does not propose uses which are responsible for the movement of goods or other logistics operations.
Source: Kimley-Horn, 2024. SCAG 2024–2050 RTP/SCS	

City of Temecula General Plan

Land Use Element

The Land Use Plan for Temecula addresses the manner in which the City will grow over the next 20 years. Land Uses are classified and mapped, showing where the City anticipates residential, commercial and industrial development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces. The Plan also includes provisions allowing high-quality, well-designed mixed-use projects adjacent to the I-15 Corridor and provides standards for the preservation of several rural areas unique to Temecula that help to define the City’s character. At the same time, the Plan outlines measures the City can take to preserve single-family neighborhoods, conserve natural and aesthetic resources, establish a long-term role for Old Town within the fabric of the community, and ensure that regional land use and transportation planning decisions have positive benefits for the City.

Housing Element 2021-2029

The City’s 2021-2029 Housing Element is the City’s “Housing Plan,” which includes the goals, policies, and programs the City will implement to address constraints and needs. The City’s overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Temecula.

The Project meets the applicable land use goals because the Project proposes land uses consistent with the zoning and Temecula GP Land Use Element designations of neighborhood commercial, refer to **Table 11: General Plan Land Use Goal and Policy Consistency Analysis**. Note that the Project site is unique as it has two General Plan land use designations for a single parcel of land. A Conditional Use Permit would be required to allow for ancillary Project infrastructure to be developed within the portion of the Project site which is designated as Open Space. However, the area designated as Open Space would remain Open Space after Project implementation.

Additionally, the Project would be consistent with and would not conflict with the stated goals of the RTP/SCS; therefore, the proposed Project would not interfere with SCAG’s ability to achieve the region’s year post-2020 mobile source GHG reduction targets outlined in the RTP/SCS, and it can be assumed that regional mobile emissions will decrease in line with the goals of the RTP/SCS, refer to **Table 10**.

Table 11: General Plan Land Use Goal and Policy Consistency Analysis

Applicable General Plan Goal and Policy	Project Consistency
Land Use Element	
Land Use Goal 1 – A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses.	Consistent. The Project would develop a senior residential community in close proximity to commercial uses and transit providing integrated uses.
Land Use Policy 1.10 – Distribute high density housing throughout the community around transit nodes.	Consistent. The Project would develop a senior citizen residential community in close proximity to existing bus transit stops, specifically RTA Routes 23, 55, and 79.
Land Use Goal 3 – A City of diversified development character, where rural and historical areas are protected and co-exist with newer urban development.	Consistent. The Project blends aesthetically with the general setting and its vicinity. Much of the area is residential. Additionally, the Project is not located in a historic area of the City nor in a rural area of the City.

Applicable General Plan Goal and Policy	Project Consistency
Land Use Goal 5 – A land use pattern that protects and enhances residential neighborhoods.	Consistent. The Project would develop a senior citizen residential community adjacent to existing residential neighborhoods. The Project would have a similar land use (residential) to the adjacent residential neighborhoods and would not otherwise create different land use patterns which detract from these established communities.
Land Use Policy 5.1 – Consider the compatibility of proposed projects on surrounding uses in terms of the size and configuration of buildings, use of materials and landscaping, preservation of existing vegetation and landform, the location of access routes, noise impacts, traffic impacts, and other environmental conditions.	Consistent. The Project would be located adjacent to commercial and residential uses. The Project would comply with all Development Standards of the Temecula MC for NC zoning. Additionally, all impacts associated with the Project, as analyzed in this Draft IS/MND, would be less than significant with mitigation incorporated in specific instances.
Land Use Policy 5.3 – Require proposed development to evaluate the incremental traffic impacts on local roads throughout the proposed project phasing in order to ensure that any adverse impacts to local roads in residential areas are avoided or adequately mitigated.	Consistent. The Project has prepared a Traffic Technical Memorandum (Appendix G) which analyzed the Project’s level of service and vehicle miles traveled impact on the City and surrounding land uses, roadway segments, and region.
Land Use Policy 6.3 – Conserve the natural resources of area watercourses, including Santa Gertrudis, Temecula and Murrieta Creeks, through appropriate development densities, managing stormwater runoff, and conservation site planning.	Consistent. The Project would implement site specific BMPs which would contain and infiltrate all storm flows generated on site. Additionally, the BMPs would limit pollutant discharge.
Housing Element (2021-2029)	
Housing Element Goal 1 – Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.	Consistent. The Project proposes the development of an age-restricted senior citizen housing community. The Project would provide onsite amenities and fitness opportunities specifically designed for senior citizens’ unique needs. Additionally, the Project would remove barriers for senior citizens to acquire housing due to socioeconomic factors which are found in non-age-restricted housing, such as increased competition for housing. Additionally, senior housing is typically designed to be more accessible pursuant to the ADA.
Housing Element Goal 2 – Provide housing for people of different economic segments and with special needs.	

References:

California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

Southern California Association of Governments. 2024. *Connect SoCal*. Available at <https://scag.ca.gov/connect-socal> (accessed July 2024).

MINERAL RESOURCES

12. MINERAL RESOURCES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
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?			X	

12a) 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?

12b) 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?

Less than Significant Impact. According to the Surface Mining and Reclamation Act (SMARA) of 1975, Mineral Resource Zones (MRZs) were designated based on regional or State-wide importance. As such, existing land uses are not considered in classifying MRZs, so a MRZ may be classified despite already being developed for other uses which renders them unsuitable for mining. The State Mining and Geology Board (SMGB) establishes a priority list by the following classification criteria:

- **MRZ-1:** Areas where adequate geologic information indicates that no significant mineral deposits are present, or that there is a small likelihood of the presence of mineral deposits.
- **MRZ-2a:** Areas where the available geologic data shows that there are significant measured or indicated deposits present, which means this land is of prime importance in mining, or
- **MRZ-2b:** that there is an inferred likelihood of significant mineral deposits as indicated by limited sampling.
- **MRZ-3a:** Areas containing known mineral deposits that have moderate potential for mineral deposits and may be reclassified as MRZ-2.
- **MRZ-3b:** Areas containing inferred mineral deposits based on plausible evidence of the geologic settings.
- **MRZ-4:** Areas where there is not enough geologic information available to determine the presence or absence of mineral resources. This indicated limited knowledge and it does not imply that there is a small likelihood of mineral deposits.

According to the Temecula GP Open Space/Conservation Element, the City is classified as MRZ-3a. MRZ-3 areas contain sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate. However, these areas are not considered to contain deposits of significant

economic value.³¹ Additionally, the Project site is not located on land that is designated for or would allow mineral extraction uses, refer to Table 17.08.030 in Temecula MC Section 17.08.030, mineral extraction or mining uses are not permitted nor are conditionally permitted. Further, the Project site is not located on the California Geological Survey's Mineral Lands Classification map.³² As such, there would be a less than significant impact, and no mitigation is necessary.

References:

California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc> (accessed July 2024).

City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at <https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=> (accessed July 2024).

³¹ City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at <https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=> (accessed July 2024).

³² California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc> (accessed July 2024).

NOISE

13. NOISE. Would the project result in:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?			X	

A Noise Analysis was completed by Kimley-Horn and Associates, Inc. on July 2, 2024, for the Project and is available as **Appendix F** to this Draft IS/MND. To determine ambient noise levels in the Project area, three 10-minute noise measurements were taken using a Larson Davis SoundExpert® LxT Sound Level Meter between 2:53 p.m. and 4:56 p.m. on June 26, 2024. Noise Measurement 1 (NM-1) and NM-3 were taken to represent the ambient noise level in the existing residential neighborhoods to the east and west of the Project site, while NM-2 was taken to represent the ambient noise level at the nearby commercial uses to the south of the Project site. **Table 12: Noise Measurements** provides the ambient noise levels measured at these locations.

Table 12: Noise Measurements

Site	Location	Measurement Period	Duration	Daytime Average L_{eq} (dBA)
NM-1	Adjacent to 27290 Cresta Del Norte	3:34 p.m. - 3:44 p.m.	10 min	55.6
NM-2	East of Rodrigo's Mexican Grill	2:53 p.m. - 3:03 p.m.	10 min	62.5
NM-3	Adjacent to 39411 Canyon Rim Circle	3:56 p.m. - 4:56 p.m.	10 min	49.8

Source: Noise measurements taken by Kimley-Horn and Associates, June 26, 2024.

13a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact.

Construction Noise

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 sensitive receptors near the construction site. Construction activities would include site preparation, grading, building construction, paving, and architectural coating. Such activities may require graders, dozers, and tractors during site preparation and 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. Typical noise levels associated with individual construction equipment are listed in **Table 13: Typical Construction Noise Levels**.

Table 13: Typical Construction Noise Levels

Equipment	Typical Noise Level (dBA) at 50 feet from Source
Air Compressor	81
Backhoe	80
Compactor	82
Concrete Mixer	85
Concrete Pump	82
Concrete Vibrator	76
Crane, Mobile	83
Dozer	85
Generator	82
Grader	85
Jack Hammer	88
Loader	80
Paver	85
Pneumatic Tool	85
Pump	77
Roller	85
Saw	76
Shovel	82
Truck	84

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018.

Following the methodology for quantitative construction noise assessments in the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment Manual* (September 2018) (FTA Noise and Vibration Manual), the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) was used to predict construction noise at the nearest receptors to the Project's boundary (i.e., single-family residences located approximately 200 feet to the east, single-family residences 240 feet to the west, and commercial uses located approximately 210 feet to the south of the

Project site). **Table 14: Project Construction Noise Levels** shows the estimated exterior construction noise levels at the nearest receptors.

Following FTA methodology, when calculating construction noise, all equipment is assumed to operate at the center of the Project site while equipment would operate throughout the Project site and not at a fixed location for extended periods of time. Therefore, the distances used in the RCNM model were 400 feet for single-family residences to the east, 420 feet for the single-family residences located to the west, and 620 feet for commercial uses to the south. As shown in **Table 14**, the highest anticipated construction noise level of 69.6 dBA (during the site preparation phase) would not exceed the FTA noise threshold of 80 dBA for residential uses or 90 dBA for commercial uses. In addition, compliance with the Temecula Municipal Code would further minimize impacts from construction noise, as construction would be limited to the hours of 7:00 a.m. to 6:30 p.m. Therefore, because Project construction noise levels would not exceed FTA noise standards and construction activities would be required to comply with Temecula Municipal Code provisions, noise impacts would be less than significant. Although construction noise levels may exceed the existing ambient noise levels in the Project area, construction would be temporary and would not result in a permanent increase in ambient noise levels.

Table 14: Project Construction Noise Levels

Construction Phase	Receptor Location			Worst Case Modeled Exterior Noise Level (dBA L_{eq})	Noise Threshold (dBA L_{eq}) ²	Exceeded?
	Land Use	Direction	Distance (feet) ¹			
Site Preparation	Single-family Residences	East	400	69.6	80	No
	Single-family Residences	West	420	69.1	80	No
	Commercial	South	620	65.8	90	No
Grading	Single-family Residences	East	400	69.2	80	No
	Single-family Residences	West	420	68.8	80	No
	Commercial	South	620	65.4	90	No
Building Construction	Single-family Residences	East	400	68.0	80	No
	Single-family Residences	West	420	67.6	80	No
	Commercial	South	620	64.2	90	No
Paving	Single-family Residences	East	400	68.5	80	No
	Single-family Residences	West	420	68.0	80	No
	Commercial	South	620	64.7	90	No
Architectural Coating	Single-family Residences	East	400	55.7	80	No
	Single-family Residences	West	420	55.2	80	No
	Commercial	South	620	51.9	90	No

Notes:

1. Per the methodology described in the FTA Noise and Vibration Manual (September 2018), distances are measured from the nearest receptors to the center of the project construction site.
2. The City does not have a quantitative noise threshold for construction. Therefore, the construction noise thresholds from the FTA Noise and Vibration Manual (September 2018) are conservatively used for this analysis.

Source: Federal Highway Administration, *Roadway Construction Noise Model*, 2006.

Operational Noise

The Project site is currently vacant. Implementation of the Project would create new sources of noise in the Project vicinity. The primary noise sources associated with the Project that could potentially impact nearby sensitive uses include mechanical equipment (e.g., air conditioners, etc.), pickleball and dog park activities, typical stationary noise from residential uses (e.g., dogs barking, use of landscape equipment, people talking, outdoor recreation etc.), and off-site traffic noise.

Mechanical Equipment

Mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC] equipment) typically generates noise levels of approximately 52 dBA at 50 feet. Sound levels decrease by 6 dBA for each doubling of distance from the source. The nearest sensitive receptors (single-family residences to the northwest) would be located as close as 280 feet from the HVAC equipment at the Project site. At this distance, mechanical equipment noise levels would be approximately 37 dBA and would not exceed the City's 65 dBA residential exterior noise standard. Therefore, impacts from mechanical equipment would be less than significant.

Pickleball Courts/Dog Park

The Project would include pickleball courts and a dog park on the northern portion of the Project site. Pickleball activities typically generate noise levels of 54.9 dBA at a distance of 125 feet and dog park activities typically generate noise levels of 42.8 dBA at a distance of 50 feet. The nearest sensitive receptors (single-family residences to the west) would be located as close as 300 feet from the proposed pickleball courts and dog park. At this distance, noise levels could reach 47.3 dBA at the nearest sensitive receptor, which would not exceed the City's 65 dBA residential exterior noise standard. It should be noted that exterior noise levels conservatively do not account for attenuation from intervening barriers, structures, or topography. Noise levels generated at the proposed pickleball courts and dog park would be less than significant.

Residential Stationary Noise

The Project would also result in stationary noise that is typical of residential uses/neighborhoods, including the use of landscaping equipment, dogs barking, music playing, outdoor recreation, people talking, etc. These noise sources can generate noise levels up to 65 dBA at a distance of 50 feet. However, noise events from these stationary sources are generally sporadic, short in duration, and would not last for extended periods of time. In addition, stationary noise is generated by residences to the north, east, and west, and by the existing commercial uses to the south under existing conditions. Therefore, Project stationary noise levels would not result in a noticeable increase in ambient noise and would comply with the City's noise standards. Thus, impacts would be less than significant.

Mobile Traffic Noise

Project implementation would result in an increase of traffic trips on project area roadways. According to the Winchester Road Senior Apartments Traffic Memorandum (Jano Baghdanian & Associates, July 2023) (Traffic Impact Analysis), the Project would generate 492 daily trips, with 30 morning peak hour trips and 38 evening peak hour trips. In general, a 3-dBA increase in traffic noise is barely perceptible to people,

while a 5-dBA increase is readily noticeable. Traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to generate a barely perceptible 3-dBA increase. According to the Temecula Roadway Plan, Winchester Road is designated as an urban arterial which has approximately 70,000 average daily trips (ADT). The Project would result in approximately 492 daily trips, which is not enough to double the existing traffic volumes on Winchester Road (the primary access roadway to the Project site). Therefore, the Project would not generate enough traffic to result in a noticeable 3-dBA increase in ambient noise levels. Impacts would be less than significant.

13b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. Increases in ground-borne vibration levels attributable to the 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 ground-borne vibration, depending on the specific construction equipment used and the operations involved.

The 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) appears to be conservative. The types of construction vibration impacts include 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 0.50 in/sec is considered safe and would not result in any construction vibration damage. This evaluation uses the FTA architectural damage criterion for continuous vibrations at non-engineered timber and masonry buildings of 0.2 inch-per-second peak particle velocity (PPV) and human annoyance criterion of 0.4 inch-per-second PPV in accordance with Caltrans guidance.

Table 15: Typical Construction Equipment Vibration Levels lists vibration levels at 25 feet for typical construction equipment. Vibration levels at 200 feet, the distance from the Project boundary to the nearest existing structure to the east, are also included in **Table 15**. Groundborne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. As indicated in **Table 15**, based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during project construction range from less than 0.001 to 0.004 in/sec PPV at 200 feet from the source of activity. Therefore, groundborne vibration levels would be below the FTA's 0.20 PPV structural damage threshold and Caltrans' 0.4 in/sec PPV human annoyance 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 off-site structure. Additionally, once operational, the Project would not be a source of groundborne vibration. Therefore, vibration impacts associated with the proposed project would be less than significant.

Table 15: Typical Construction Equipment Vibration Levels

Equipment	Peak Particle Velocity at 25 Feet (in/sec)	Peak Particle Velocity at 200 Feet (in/sec)
Large Bulldozer	0.089	0.004
Loaded Trucks	0.076	0.003
Small Bulldozer/Tractors	0.003	<0.001

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018.

13c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The nearest airport to the Project site is the French Valley Airport located approximately 1.6 miles to the northeast. According to the Riverside County Airport Land Use Compatibility Plan, the Project site is not located within the French Valley Airport 60 CNEL noise contour.³³ As such, French Valley Airport noise would not exceed the City's normally acceptable noise standard (60 dBA CNEL) for residential uses; refer to Table 1 of **Appendix F**. Additionally, the Project site is not located within the vicinity of a private airstrip. Thus, the Project would not expose substantial numbers of people to excessive noise levels from airports and impacts would be less than significant.

References:

Kimley-Horn and Associates, Inc. 2024. *Sage Senior Apartments, City of Temecula, CA – Noise Analysis*.

Federal Highway Administration. 2006. *Roadway Construction Noise Model*.

Federal Transit Administration. 2018. *Transit Noise and Vibration Impact Assessment Manual*.

Riverside County. 2010. *Riverside County ALUCP – West County Airports Background Data (April 2010), Exhibit FV-5, Future Noise Impacts*, <https://rcaluc.org/sites/g/files/aldnop421/files/migrated/Portals-13-37-20--20Vol.-202-20French-20Valley-20Amd-202011.pdf> (accessed July 2024).

³³ Riverside County. 2010. *Riverside County ALUCP – West County Airports Background Data (April 2010), Exhibit FV-5, Future Noise Impacts*, <https://rcaluc.org/sites/g/files/aldnop421/files/migrated/Portals-13-37-20--20Vol.-202-20French-20Valley-20Amd-202011.pdf> (accessed July 2024).

POPULATION AND HOUSING

14. POPULATION AND HOUSING. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

14a) 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)?

Less than Significant Impact. The Project proposes the development of a 3-story 172,230 SF senior living residential facility. The project proposes 143 dwelling units which would amount to a maximum population growth of approximately 424 persons (2.97 persons per dwelling unit).³⁴ However, in reality, the Project proposes age-restricted senior housing and would not include children, so it is anticipated that most occupants would either live alone or in couples. As such, a population increase of 424 people (2.97 persons per dwelling unit) would result in a conservative (higher) assumption.

As previously discussed in Impact 1c, the City has an estimated population of 110,682 people. If the Project increased the City's population by 424 people, this would result in a 0.4 percent increase in population. As this represents a less than one percent increase in population it does not constitute substantial unplanned population growth in the area.

According to the Temecula GP Housing Element, the City has experienced a significant increase in senior citizen households due to residential growth experienced in the City as well as aging in place of Temecula's residents. Additionally, according to Table 52 of the Temecula GP Housing Element, any senior housing development qualifies for density bonuses, illustrating a need for senior housing. The Project would draw residents of Temecula who are aging in place as well as assist the City in meeting senior housing needs. Further, the site would be wholly consistent with the neighborhood commercial zoning and land use designation in which senior housing is a permitted use, refer to **Table 11**. As such, impacts would be less than significant, and no mitigation is necessary.

³⁴ California Department of Finance. 2022. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark*. Available at <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/> (accessed June 2024).

14b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As previously discussed, the Project site is vacant and previously disturbed. As there are no existing structures or residences on the Project site, the Project would not displace substantial numbers of existing people or housing and would not necessitate the construction of replacement housing elsewhere. As such, no impact would occur.

References:

California Department of Finance. 2022. *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022, with 2020 Benchmark*. Available at <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/> (accessed June 2024).

PUBLIC SERVICES

15. PUBLIC SERVICES. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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, 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:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?				X
iv) Parks?			X	
v) Other public facilities?			X	

15a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?

Less than Significant Impact. The Temecula Fire Department is comprised of 1 Division Chief, 2 Battalion Chiefs and 60 firefighting personnel that serve from 5 fire stations located within the City limits. Plan review and inspection services for development and construction throughout the City is provided by 6 Fire Prevention staff members located at City Hall. There are 3 Administrative staff members that provide support for the implementation and management of the Temecula Fire Department. The Temecula Division encompasses 3 Riverside County Fire Department stations for a total of 8 stations within the Temecula Division. The Temecula Fire Department fire engines are all 4-person staffed paramedic assessment engines which ensures a minimum of 1 Paramedic and 3 EMT level personnel at the scene of all emergencies.³⁵

There are four fire stations within 3 miles of the Project site. Murrieta Fire Station No. 3 located 1.7 miles northwest of the Project site, Riverside County Fire Department (RCFD) Station 73 located 2.4 miles

³⁵ City of Temecula. 2024. *Temecula Fire Department*. Available at <https://temeculaca.gov/230/Fire> (accessed July 2024).

southwest of the Project site, RCFD Station 95 located 2.5 miles east of the Project site, and RCFD Station 83 located 2.4 miles north of the Project site. RCFD Stations 73 and 95 are within the City of Temecula.

While Murrieta Fire Station No. 3 is located in the City of Murrieta it would still respond to fire incidents and other emergencies at the Project site under the Fire Service and Rescue Emergency Mutual Aid Program. According to Google Maps directions, it would take approximately 6 minutes to arrive at the Project site from Murrieta Fire Station No. 3.

The Project would be required to comply with all City of Temecula Development standards related to fire protection which include provisions for fire suppression systems, among others. Compliance with these standards would decrease the risk of catastrophic damages in the event of a fire and would provide an additional buffer for fire services to arrive at the Project site. Further, the Project plans and design would be reviewed by the Temecula Fire Department and the Project would be provided conditions of approval by the Department which the Project would be required to implement. The Project does not propose alterations to the circulation network of the City which would change response times. As there are several fire stations that are a part of the Mutual Aid Program, the Project would be adequately served by existing fire services and would not require the expansion of existing or the construction of new fire services facilities. Additionally, the Project would be required to pay development impact fees as a condition of approval to provide the City with funding to expand necessary City services, such as fire protection services. As such, impacts would be less than significant, and no mitigation is necessary.

ii) Police protection?

Less than Significant Impact. The City of Temecula contracts with the Riverside County Sheriff's Department (RCSD) for police services and staffs the Temecula Police Department (TPD). RCSD handles all criminal matters in unincorporated areas and provides incarceration facilities for all offenders. The RCSD employs officers at the rate of about one Officer per 1,063 residents (approximately 110 officers). In addition to the main station, there are two substations available to the public for police services at the Promenade Mall Substation, and a second location in Old Town. The RCSD has a Promenade Mall Team, Traffic Team, Investigation Bureau, SET/Gang team, Community Outreach Resource Engagement (CORE) team, and a Metro Team.³⁶

There are three stations utilized by the RCSD/TPD, the Southwest Station (30755-A Auld Road, Murrieta), the Old Town Station (28690 Mercedes Street, Suite 102, Temecula), and the Promenade Station at the Promenade Mall (40820 Winchester Road, Suite 2020, Temecula). The nearest station is the Promenade Station, located approximately 1.4 miles southwest of the Project site. However, officers responding to incidents requiring police services are often dispatched from patrols and are not always located at the stations on standby. As previously discussed, the Project could add approximately 424 people to the City's population. This would not require the City to hire additional officers to maintain their current ratio of officers to residents. Additionally, the Project would be required to pay development impact fees as a condition of approval to provide the City with funding to expand necessary City services, such as police protection services. As such, impacts would be less than significant, and no mitigation is necessary.

³⁶ City of Temecula. 2024. *Temecula Police Department*. Available at <https://temeculaca.gov/196/Police> (accessed July 2024).

iii) Schools?

No Impact. The Project proposes the development of a 3-story, 172,230 SF senior citizen housing community. Residents would be at minimum 55 years of age. Typically, residents of these types of housing are not utilizing public school services and would not contribute to the overall enrollment numbers in public schools within the Temecula Valley Unified School District. As such, there would be no impact.

iv) Parks?

Less than Significant Impact. Refer to **Section 16: Recreation** below.

15b) Other public facilities?

Less than Significant Impact. The Project would not result in or induce significant population growth because the Project does not propose substantial unplanned growth of population within the City; therefore, impacts to other public facilities would not be significant from Project implementation and no mitigation is required.

References:

City of Temecula. 2024. *Temecula Fire Department*. Available at <https://temeculaca.gov/230/Fire> (accessed July 2024).

City of Temecula. 2024. *Temecula Police Department*. Available at <https://temeculaca.gov/196/Police> (accessed July 2024).

RECREATION

16. RECREATION. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
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?			X	

16a) 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?

16b) 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?

Less than Significant Impact. The Project proposes the development of a 3-story, 172,230 SF senior citizen housing community. The Project would construct and implement various amenities such as outdoor recreation equipment and facilities such as outdoor exercise equipment, a dog area, and two pickleball courts. These facilities would be available for residents for recreational uses. While residents are likely to utilize existing neighborhood and regional parks, the Project would include new recreational amenities. Further, as previously discussed, the Project would not result in substantial unplanned growth of population and could not increase the demand for neighborhood and regional parks significantly. Impacts would be less than significant.

These recreational facilities would be designed, constructed, and implemented consistent with all applicable laws, rules, and ordinances. These recreational facilities would be implemented within the Project site, which is currently vacant and previously disturbed. Additionally, all construction and operations related to the Project would be required to comply with all mitigation measures identified in this Draft IS/MND and all conditions of approval as imposed by the City of Temecula. Code compliance, implementation of the mitigation measures and analysis of this Draft IS/MND would ensure that all Project related development would not have an adverse physical effect on the environment. As such, impacts would be less than significant, and no mitigation is necessary.

TRANSPORTATION

17. TRANSPORTATION. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?			X	

A Traffic Technical Memorandum was prepared for the Project by JB & Associates on July 24, 2023, and is available as **Appendix G** to this Draft IS/MND.

17a) Conflict with an program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact. The City of Temecula Traffic Impact Analysis Guidelines provide a standard format and methodology for assessing potential effects on traffic and circulation from proposed developments, specifically regarding their consistency with the Temecula GP. There are several exemptions for Projects requiring the preparation of a GP Consistency Traffic Impact Analysis (TIA) under the assumption that the Project would be consistent with the Temecula GP or for other reasons. Development projects that are exempt from the preparation of a GP Consistency TIA are:

- Residential Parcel Maps.
- Multi-Family Residential Projects with less than fifty (50) units.
- Development Projects of One (1) Acre or less.
- Preschools, Elementary Schools, Middle Schools, and High Schools.
- Community Centers, Community Parks, Lodges, Neighborhood Parks, and Religious Facilities.
- Congregate Care Facilities that contain significant special services, such as medical facilities, dining facilities, recreation facilities and support retail facilities.
- Any use which can demonstrate, based on the most recent edition of Trip Generation, published by the Institute of Transportation Engineers (ITE), a trip generation of less than 100 vehicle trips during each peak hour.

According to the Project's Traffic Technical Memorandum, the Project would generate 30 trips in the morning peak hour and 38 trips in the evening peak hour. As the Project would generate fewer than

100 peak hour trips, the Project is exempt from the preparation of a GP Consistency TIA and is assumed to be consistent with the Temecula GP. Nonetheless, the Project proposes to provide intersection improvements along Winchester Road at the main Project driveway. These improvements would include the removal of the raised median and construction of a traffic signal. This would allow adequate turning movements into the Project site without the need for excessive U-turn movements at the nearby intersection, which would reduce the level of service (LOS) at those intersections. The Temecula GP Circulation Element provides measures for maintaining or improving LOS throughout the City, and thus, the Project would be consistent with this measure. As described in Impact 17b, LOS is no longer used as the basis for the determination of transportation impacts under CEQA due to Senate Bill (SB) 743.

The Riverside Transit Authority (RTA) provides bus services within the City of Temecula. The nearest stop to the Project site is at the intersection of Winchester Road and Nicolas Road to the south of the Project site, approximately 0.25 miles southwest. RTA Routes 23, 55, and 79 each have a stop at this location with the routes all continuing past the Project site along Winchester Road. While the Project would include roadway improvements along Winchester Road, access along Winchester Road and through traffic would be provided throughout the duration of construction. In the event that road closure occurs, detour routes would be provided and allow bus service to continue.

The Temecula GP Circulation Element identifies several Class 2 Bicycle routes and multi-use trails in the vicinity of the Project, however only the Santa Gertrudis Creek Trail approximately 0.9 miles to the south of the Project site has been implemented since the preparation of the Temecula GP. This trail does not front the Project site, nor does it directly interact with the Project. The Project would not impact the implementation of the Temecula GP Circulation Plan. Additionally, pedestrian access and sidewalks are not currently provided along the Project frontage on Winchester Road. A sidewalk is provided on the western side of Winchester Road. The Project would construct a sidewalk on Winchester Road along the Project frontage and would provide additional pedestrian access and connectivity in the City.

As the Project would not conflict with a plan, policy, or ordinance addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, impacts would be less than significant, and no mitigation is necessary.

17b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular LOS for evaluating transportation projects. OPR has updated guidelines for CEQA and written a technical advisory for evaluating transportation impacts in CEQA and set a deadline of July 2020 for use of these metrics. OPR has recommended that Vehicle Miles Traveled (VMT) replace LOS as the primary measure of transportation impacts. The OPR Technical Advisory suggests that the City may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Temecula has published City Council approved the Traffic Impact Analysis Guidelines (May

2020) on May 26, 2020 as recommended guidelines for analyzing transportation impacts of proposed projects. The City provides screening criteria for CEQA VMT analyses for land use projects which consist of seven total criteria. These criteria are:

1. Small residential and employment projects

- Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips after any alternative modes/location-based adjustments are applied) may be presumed to have a less than significant impact absent substantial evidence to the contrary.

2. Projects located near a major transit stop/high quality transit corridor

- Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor may be presumed to have a less than significant impact absent substantial evidence to the contrary.³⁷ This presumption may not be appropriate if the project:
 - Has a Floor Area Ratio of less than 0.75.
 - Includes more parking for use by residents, customers, or employees of the project than required by the City.
 - Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

3. Projects located in a VMT efficient area

- A VMT efficient area is any area with an average VMT per service population 15% below the baseline average for the WRCOG region. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per service population that is similar to the existing land uses in the VMT efficient area. Projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary.

4. Locally serving retail projects

- Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

5. Locally serving public utilities

- Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary.

³⁷ Major transit stops: a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. High quality transit corridor: a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute periods.

6. Redevelopment projects with greater VMT efficiency

- A redevelopment project may be presumed to have a less than significant impact if the proposed project's total project VMT is less than the existing land use's total VMT.

7. Affordable housing

- An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary.

According to the City's Traffic Impact Analysis Guidelines, Exhibit C, the Project site is located within an area of the City in which the daily total VMT per service population is 15 percent less than the Western Riverside Council of Government's (WRCOG) average. Refer to **Exhibit 10, Daily Total VMT per Service Population**. As such, the Project site is located within a VMT efficient area, would screen from being required to prepare a VMT analysis, and would be assumed to have a less than significant impact. As such, the Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, impacts would be less than significant, and no mitigation is necessary.

17c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

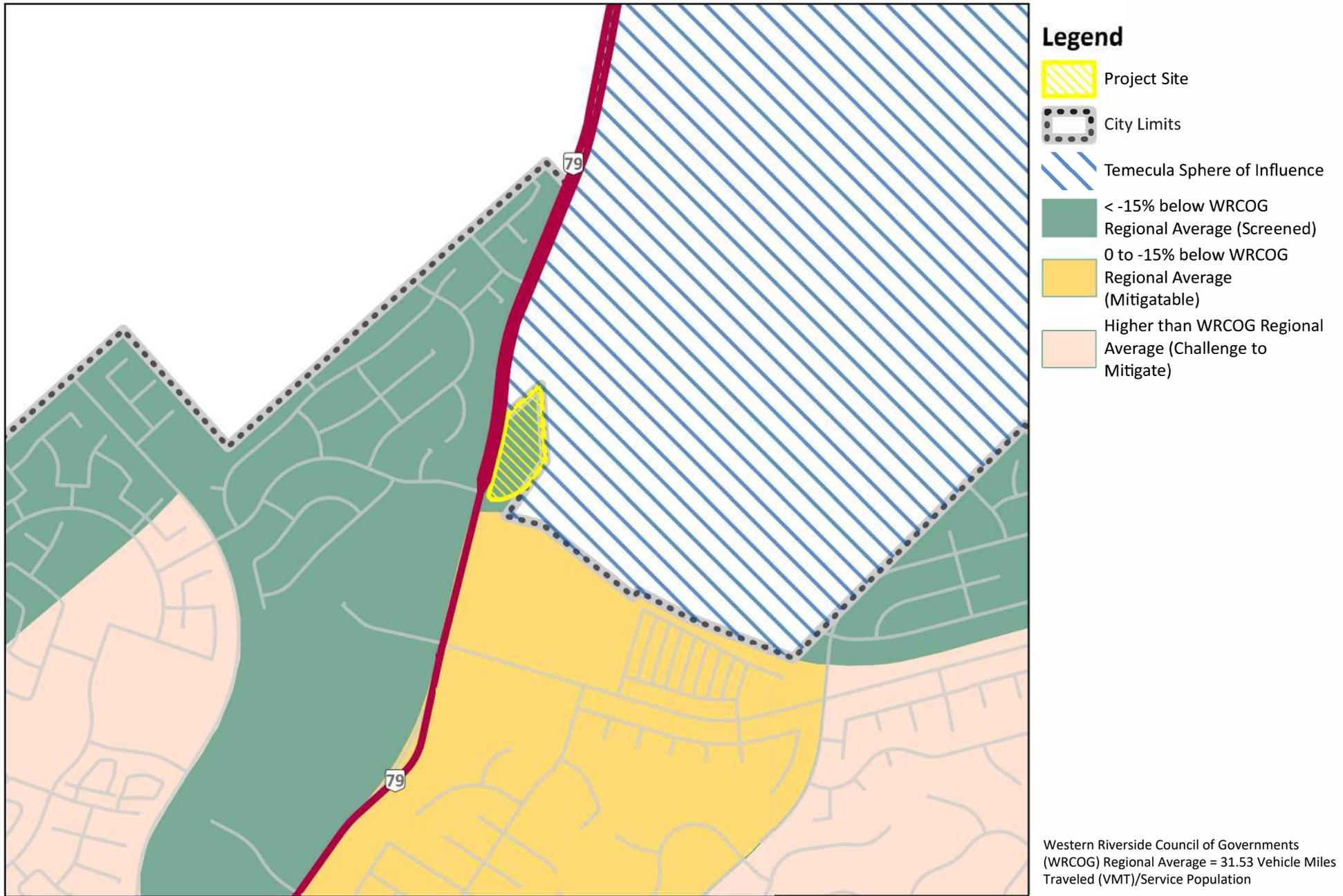
No Impact. The Project includes a total of two driveways. The Project would construct one (1) 34-foot driveway along Winchester Road on the northern portion of the Project site and one (1) 24-foot driveway along Winchester Road on the southern portion of the Project site for emergency vehicle access only. The main Project driveway would primarily be used for automobile traffic. The Project would be consistent with the existing land use designation and zoning and would comply with all provisions of the City's Development Code, including those related to driveway design and standards. The Project would not increase hazards due to a geometric design feature, such as sharp curves or dangerous intersections, or incompatible uses. Therefore, no impact would occur.

17d) Result in inadequate emergency access?

Less than Significant Impact. Drive aisles within the Project site would be 24-foot wide at a minimum and would provide adequate access for emergency vehicles to navigate the Project site. These driveways would meet the standard minimum driveway widths as identified in the City Development Code Section 17.24.050. Additionally, as a standard City practice, if road closures (complete or partial) are necessary, the Police and Fire Departments would be notified of the construction schedule and any required detours would allow emergency vehicles to use alternate routes for emergency response. The impact on emergency access from Project implementation would be less than significant, and no mitigation is necessary.

References:

JB & Associates. 2023. *Traffic Technical Memorandum*.



Source: City of Temecula Traffic Impact Analysis Guidelines, Exhibit C, 2020; County of Riverside, 2024.

Exhibit 10: Daily Total VMT per Service Population

Sage Senior Apartments Project
City of Temecula



Not to scale



TRIBAL CULTURAL RESOURCES

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

On February 15, 2024, the City initiated tribal consultation with interested California Native American tribes consistent with AB 52. The City requested a consultation from the following tribes which have previously requested consultation: Rincon Band of Luiseño Indians (Rincon), Pechanga Band of Indians (Pechanga), Agua Caliente Band of Cahuilla Indians (Agua Caliente), Torres Martinez Desert Cahuilla Indians (Torres), and Soboba Band of Luiseño Indians (Soboba). The City received responses from Rincon, Pechanga, and Agua Caliente. Neither Soboba nor Torres responded to the City’s request for consultation.

Rincon Band concluded consultation with the City on May 13, 2024, and recommended the City consult with the Pechanga Band of Indians. Agua Caliente concluded consultation with the City on February 27, 2024, and noted that the Project is outside of their traditional use area. Pechanga has requested to review Project files and stated that the Project is outside of their reservation but less than a half mile from a Tribal Cultural Property registered with the Native American Heritage Commissions Sacred Lands File and several recorded prehistoric archaeological sites. Based on their evaluation of the proposed Project they have requested the inclusion of **MM TCR-1** through **MM TCR-6**. The City concluded consultation with Pechanga on September 3, 2024.

Consultation Letters sent by the City of Temecula to the Consulting Tribes are provided in **Appendix H**.

18a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Less than Significant Impact with Mitigation Incorporated. Pursuant to Public Resources Code Section 21080.3.2(b) and Section 21074(a)(1)(A)-(B) (AB 52) the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have critical knowledge of local cultural resources in the regional vicinity and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074.

As noted above, the City commenced tribal notification in accordance with AB 52 on February 15, 2024. Tribal consultation was concluded on September 3, 2024. The following mitigation measures would be applied, and impacts would be less than significant.

Mitigation Measures:

MM TCR-1 **Native American Monitoring.** Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Indians for tribal monitoring. The City is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed.

MM TCR-2 **Inadvertent Finds.** 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). Tribal cultural resources are excluded from the definition of unique cultural

resources as those resources are defined by the tribal values ascribed to them by their affiliated communities. Treatment of tribal cultural resources inadvertently discovered during the project's ground-disturbing activities shall be subject to the consultation process required by state law and AB 52.

All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the Project Applicant, the Project Archaeologist, the Tribal Representative(s), and the Community Development Director to discuss the significance of the find.

At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

Further ground disturbance, including but not limited to grading, trenching etc., 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.

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/Mitigation Measures.

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.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the Project Applicant 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 City Community Development Director for decision. The City Community Development 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 consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Temecula upon the completion of a treatment plan and final report detailing the significance and treatment finding.

MM TCR-3 **Final 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 Temecula Community Development Department:

- i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
- ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. 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. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to City of Temecula upon the completion of a treatment plan and final report detailing the significance and treatment finding.

MM TCR-4 **Human Remains.** If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

MM TCR-5 **Non-Disclosure.** 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 7927.000, 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 7927.000.

MM TCR-6

LSA-WDV2201-I-1. Prior to the start of ground-disturbing activities, temporary site number LSA-WDV2201-I-1 shall be collected and stored in a secure location on-site to ensure project work does not destroy the resource. Final disposition of the resource shall be determined in correspondence with any inadvertent finds and protected from all future ground-disturbing activity via an enforceable legal instrument such as a conservation easement or other restrictive binding upon successive owners of the relocation area as described in **MM TCR 3**.

UTILITIES AND SERVICE SYSTEMS

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless 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?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

19a) 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?

Less than Significant Impact. As previously mentioned, the Project site is vacant and undeveloped. Most of the Project site contains sparse onsite vegetation, dirt, and miscellaneous trees. The Project site is located within the water service area of RCWD and EMWD and is located in the sewer service area maintained by EMWD. The following existing utilities would serve the Project:

- **Sewer System:** the Project would be required to connect to EMWD's existing sewer lines. The sewer main that would serve the Project is located within the right-of-way of Winchester Road. During construction, the Project would stub out to the existing sewer infrastructure to provide sanitary sewer services to the Project site.
- **Domestic Water:** Under Option 1, the Project would be served by RCWD and would connect to the existing 20-inch CML pipe within Winchester Road. During construction, the Project would

stub out to the existing pipeline to provide domestic water to the Project. Under Option 2, the Project would be served by EMWD and would construct a new domestic water pipeline from the existing water main in Willows Avenue southerly along the Project frontage.

- **Natural Gas:** Natural gas service would be provided by SoCal Gas should the Project require natural gas.
- **Electrical:** Southern California Edison (SCE) maintains power poles and overhead distribution facilities that serve the Project site. Electrical service would be maintained throughout the undergrounding process such that there would be no service interruptions. As such, SCE should be contacted early in the development process to avoid any impacts to the development schedule.
- **Telecommunications:** Multiple telecommunications providers operate in the City of Temecula. These lines would be installed within the right-of-way of Winchester Road and would be connected to the Project site during the Project construction.

The utility improvements noted above would be within the Project site, or within existing adjacent streets or public rights-of-way. Construction impacts of utility installation would be temporary and are not anticipated to result in significant environmental impacts as they would be within currently paved and/or developed areas and public rights-of-way. Additionally, as part of the Project a traffic control plan would be developed pursuant to Temecula MC Section 10.48.020, to ensure that traffic control devices are properly installed on-site to maintain emergency access and all direction of travel on impacted roadways during construction activities.

The Project would also be supported by required typical offsite street and parkway improvements (i.e., curb, gutter, sidewalk) along with new storm drain, sewer, water, and dry utility connections along the Project frontage. Onsite improvements include storm drains, stormwater/water quality treatment facilities, sewer, water, and dry utility systems. Impacts would be less than significant, and no mitigation is necessary.

19b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact.

Option 1 – Rancho California Water District

As previously discussed in Impact 10b, RCWD produced 54,317 AF of water in 2020, and the Project would require an estimated 150.2 AFY. This would represent 0.27 percent of RCWD's existing production. However, using the lowest water supply estimates from RCWD's 2020 UWMP for the different scenarios (normal, dry, and multiple dry years), of 72,983 AF (refer to **Table 16: Water Supply Estimates – RCWD**), the Project would at most utilize approximately 0.2 percent of RCWD's projected water supply. RCWD projects having additional supply each year which would lower the Project's share of consumption of RCWD's supply with time, lowering the Project's impact. As such, the Project would have a less than significant impact on the available water supplies, and no mitigation is required.

Table 16: Water Supply Estimates – RCWD

Scenario	Water Supply Estimates – RCWD (AF)					
	2025	2030	2035	2040	2045	
Average/Normal Year	80,275	83,554	85,328	87,552	89,824	
Single Dry Year						
Multiple Dry Years	1 st Year	80,554	82,328	84,552	86,824	
	2 nd Year					
	3 rd Year	77,275	80,554	82,328	84,552	86,824
	4 th Year	75,066	78,309	80,074	82,289	84,553
	5 th Year	72,983	76,211	77,973	80,184	82,444

Source: Rancho California Water District. 2020. 2020 Urban Water Management Plan; Tables 3-8, 3-9, and 3-10. Available at <https://www.ranchowater.com/DocumentCenter/View/6144/2020-Urban-Water-Management-Plan> (accessed October 2024).

Option 2 – Eastern Municipal Water District

As previously discussed in Impact 10b, EMWD produced 161,983 AF of water in 2020, and the Project would require an estimated 150.2 AFY. This would represent 0.09 percent of EMWD’s existing production. However, using the lowest water supply estimates from EMWD’s 2020 UWMP for the different scenarios (normal, dry, and multiple dry years), of 132,700 AF (refer to **Table 17: Water Supply/Demand Estimates – EMWD**), the Project would at most utilize approximately 0.1 percent of EMWD’s projected water supply. EMWD projects having additional supply each year which would lower the Project’s share of consumption of EMWD’s supply with time, lowering the Project’s impact. Further, the impact of the Project’s consumption of EMWD’s supply is de minimis as it represents at most 0.1 percent (or less in the different scenarios). As such, the Project would have a less than significant impact on the available water supplies, and no mitigation is required.

Table 17: Water Supply/Demand Estimates – EMWD

Scenario	Water Supply and Demand Estimates (AF)					
	2025	2030	2035	2040	2045	
Average/Normal Year	145,930	157,320	168,900	178,700	187,100	
Single Dry Year	151,130	162,820	174,700	184,700	193,300	
Multiple Dry Years	1 st Year	143,300	153,700	162,500	170,300	
	2 nd Year					
	3 rd Year	134,900	145,500	155,500	164,100	171,900
	4 th Year	137,100	147,600	157,400	165,700	173,500
	5 th Year	140,200	150,800	160,000	168,000	175,800

Source: Eastern Municipal Water District. 2020. 2020 Urban Water Management Plan; Tables 7-3, 7-5, and 7-7. Available at https://content.emwd.org/sites/default/files/2024-07/urbanwatermanagementplan_0.pdf (accessed October 2024).

19c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Less than Significant Impact. The water treatment provider for the Project would be EMWD. Wastewater from the Project site would be treated by EMWD at the Temecula Valley Regional Water Reclamation Facility (TVRWRF). According to EMWD, the TVRWRF has a current capacity of 23 million gallons per day (MGD) and receives an average of 14 MGD currently. There are expansion plans in the future to increase

the capacity of the TVRWRF to 28 MGD.³⁸ The Project would generate wastewater; however, it could not possibly generate wastewater in excess of 9 MGD. EMWD treats 49 MGD of wastewater for approximately 270,000 customers.³⁹ It would be infeasible for a single multi-family residential community to cause an approximately 18.4 percent increase to EMWD's existing wastewater treatment capacity when the average customer generates 181.5 gallons of wastewater each day. In addition, the Project would pay applicable connection fees and monthly charges which offset the need for incremental wastewater conveyance and treatment system improvements. Based on this, the Project would have a less than significant impact on EMWD's ability to collect or treat the Project's waste stream, and no mitigation is necessary.

19d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The City of Temecula contracts with CR&R Inc. for trash and recycling services. According to the Temecula GP Growth Management/Public Facilities Element, the City's waste goes to the El Sobrante and Badlands Landfills. The El Sobrante Landfill has a daily maximum permitted throughput of 16,054 tons/day and a remaining capacity of 143,977,170 cubic yards and a maximum capacity of 209,910,000 cubic yards.⁴⁰ The Badlands Landfill has a daily maximum permitted throughput of 5,000 tons/day and a remaining capacity of 7,800,000 cubic yards and a maximum capacity of 82,300,000 cubic yards.⁴¹ CalRecycle estimates waste generation rates for different land uses. The residential section waste generation rate for multi-family is estimated at approximately 5.1 lbs/dwelling unit/day average.⁴² Under this assumption, the Project would generate approximately 729 lbs/day (5.1 lbs/dwelling unit/day multiplied by 143 DUs), or 0.36 tons/day. This represents a nominal percentage of either of the landfill's daily permitted throughput. Impacts would be less than significant, and no mitigation is necessary.

19e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. Solid waste disposal services must follow federal, State, and local statutes and regulations related to the collection of solid waste. The Project is a 3-story, 172,230 SF senior citizen housing community which would not involve the production or handling of any acutely toxic or otherwise hazardous materials. Additionally, the Project would provide a trash enclosure in compliance with Temecula MC Section 17.08.050. Further, the Project would be required to provide recycling pursuant to Temecula MC Section 8.20.770. As such, impacts would be less than significant.

³⁸ Eastern Municipal Water District. 2021. *Temecula Valley Regional Water Reclamation Facility*. Available at <https://content.emwd.org/sites/default/files/migrate-documents/tvrwrffactsheet.pdf> (accessed July 2024).

³⁹ Eastern Municipal Water District. ND. *Wastewater Service*. Available at <https://www.emwd.org/what-we-do/wastewater-service> (accessed July 2024).

⁴⁰ CalRecycle. 2024. *SWIS Facility/Site Activity Details; El Sobrante Landfill*. Available at <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402> (accessed July 2024).

⁴¹ CalRecycle. 2024. *SWIS Facility/Site Activity Details; Badlands Landfill*. Available at <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367> (accessed July 2024).

⁴² CalRecycle. 2024. *Estimated Solid Waste Generation Rates*. Available at <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates> (accessed July 2024).

References:

- CalRecycle. 2024. *Estimated Solid Waste Generation Rates*. Available at <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates> (accessed July 2024).
- CalRecycle. 2024. *SWIS Facility/Site Activity Details; Badlands Landfill*. Available at <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367> (accessed July 2024).
- CalRecycle. 2024. *SWIS Facility/Site Activity Details; El Sobrante Landfill*. Available at <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402> (accessed July 2024).
- Eastern Municipal Water District. 2021. *Temecula Valley Regional Water Reclamation Facility*. Available at <https://content.emwd.org/sites/default/files/migrate-documents/tvrwrffactsheet.pdf> (accessed July 2024).
- Eastern Municipal Water District. ND. *Wastewater Service*. Available at <https://www.emwd.org/what-we-do/wastewater-service> (accessed July 2024).

WILDFIRE

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	
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?				X
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?			X	

The Project site is not located within a State Responsibility Area (SRA) nor is it designated as a very high fire hazard severity zone (VHFHSZ) as determined by the California Department of Forestry and Fire Protection (CAL FIRE).⁴³

20a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The City of Temecula prepared and adopted an emergency operations plan (EOP) in 2023 to improve the emergency preparedness, response, recovery, and mitigation efforts of the City of Temecula. The EOP identifies components of the City's emergency management organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). The EOP describes the duties of the federal, state, and county entities for protecting life and property and overall well-being, and coordinates response roles which must be defined by these organizations to facilitate the ability to respond to any given incident, therefore, the EOP meets the requirements of NIMS for the purpose of emergency management and the Project would not impair an adopted emergency response plan or emergency evacuation plan. Further, the Project site would be adequately served by fire and police protection services, and any road closures of Winchester Road caused by the Project would be temporary, would maintain traffic along Winchester Road, and would be reviewed

⁴³ California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed July 2024).

and approved by the City of Temecula. As such, a less than significant impact would occur and no mitigation is required.

20b) 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?

Less than Significant Impact. The Project site is relatively flat and a previously disturbed site. There are no major hillside slopes within the Project site. There are earthen embankments on the east and west portions of the Project site due to the Tocalota Creek and Winchester Road. However, these slopes are minor and do not represent hillside slopes. Further, the Temecula GP Public Safety Element does not designate any portion of the City as being within a wind hazard area. The Project site is currently undeveloped and vacant, there are native and non-native vegetation covering the Project site and would be contributory to wildfire as fuels. The Project would develop the Project site with a 3-story, 172,230 SF senior citizen residential facility and would implement landscaping design strategies which provide fire defensibility. All development plans would be reviewed by the Temecula Fire Department to ensure that all Project design complies with the City's development standards with respect to fire safety. Additionally, the Project site is located in a developed and urban portion of the City in which wildfire risk is low, additionally, as previously discussed, the Project site is not located within a VHFHSZ. As such, the Project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, impacts would be less than significant, and no mitigation is necessary.

20c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Project is an in-fill development project which is located within a developed and urban area of the City. As previously discussed, the Project site is not located within a VHFHSZ and would not be located within an area of the City which is most susceptible to or at high risk of wildfires. No new infrastructure would be developed which may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment. As such, there would be no impact.

20d) 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?

Less than Significant Impact. As previously mentioned, the Project site is not located on a hillside and is generally flat, nor is it at risk of landslide. The Project site is immediately adjacent to the Tocalota Creek and the Santa Gertrudis Creek which would accept flood flows and direct them downstream, limiting the risk the Project would impact downstream uses. As such, there would be a less than significant impact, and no mitigation is necessary.

References:

California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed July 2024).

MANDATORY FINDINGS OF SIGNIFICANCE

21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?		X		
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)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

21a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact with Mitigation Incorporated. All impacts to the environment, including impacts to fish and wildlife habitats, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Draft IS/MND. Throughout this Draft IS/MND, where impacts were determined to be potentially significant, mitigation measures have been proposed to reduce those impacts to less than significant levels. The Project site is surrounded by existing development. The Project site contains vacant undeveloped lands with sparse vegetation. Accordingly, with incorporation of the mitigation measures recommended throughout this IS/MND (**MM BIO-1, MM BIO-2, MM BIO-3, MM CUL-1, and MM GEO-2**), the Project would not substantially degrade the quality of the environment and impacts would be less than significant.

21b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact. As discussed throughout this Draft IS/MND, implementation of the Project has the potential to result in effects to the environment that are individually limited and may be cumulatively considerable in specific areas. In all instances where the Project has the potential to contribute to a cumulatively considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less than significant levels. This Draft IS/MND includes quantitative analysis of the Project's cumulative contribution for air quality, GHG emissions, and noise impacts, all of which were determined to be less than significant, and no mitigation measures were required, nor do they represent a cumulatively considerable contribution to a significant cumulative impact. The Project is not considered growth-inducing, as defined by State CEQA Guidelines. The potential cumulative environmental effects of implementing the Project would be less than considerable and therefore, a less than significant impact would occur in this regard.

21c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Draft IS/MND. Construction and operation of the Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, and therefore a less than significant impact would occur in this regard.

Significant Impacts

No significant impacts have been identified that could not be reduced to less than significant levels with the incorporation of mitigation measures.