

2021-01 Addendum to the City of Temecula General Plan Final Environmental Impact Report

2021-2029 Housing Element Update and Public Safety Element
Update

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1 INTRODUCTION

1.1 PURPOSE AND BACKGROUND

The City of Temecula is the Lead Agency under the California Environmental Quality Act ("CEQA"). The Temecula Housing Element was first adopted in 1993 and was updated in 2003 as part of a Comprehensive General Plan Update. Adoption of the Housing Element and a Negative Declaration preceded adoption of the Comprehensive General Plan Update. On April 12, 2005, the City Council adopted the Temecula General Plan, referencing the Housing Element, and certified the Temecula General Plan Final Environmental Impact Report ("FEIR") (State Clearinghouse No. 2003061041). The Housing Element was updated again in 2010 for the 4th cycle. Most recently, in 2013, the City Council adopted the City of Temecula General Plan Housing Element (2014-2021 Housing Element) and Negative Declaration for the 5th Cycle. Additionally, since adoption of the General Plan Update, the Harveston Specific Plan Amendment, Altair Specific Plan, and Uptown Temecula Specific Plan have been adopted. Environmental review was completed for each of these specific projects; refer to Section 1.4, Incorporation by Reference.

The City now proposes the current 2021-2029 Housing Element for the 6th cycle and Public Safety Element Update (referenced herein as "Modified Project" or "Project"). The Modified Project involves minor changes/additions to the Housing Element in compliance with State Housing Element Law Government Code Sections 65580-65590.1 and minor changes/additions to the Public Safety Element to meet the requirements of California Government Code Section 65302(g).

Following preliminary review of the proposed Housing Element Update and Public Safety Element Update, the City of Temecula, as Lead Agency, has determined that the proposed Project is subject to CEQA (Public Resources Code [PRC] Sections 21000-21177). This Addendum to the FEIR has been prepared by the City to demonstrate that the proposed Housing Element Update and Public Safety Element Update do not meet the conditions warranting preparation of a Subsequent or Supplemental EIR, as the potential environmental impacts associated with the Housing Element Update and Public Safety Element Update do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated, as described further.

1.2 CEQA REQUIREMENTS

The purpose of this Addendum is to analyze any potential differences between the impacts identified in the FEIR and those that would be associated with the proposed Project. Pursuant to provisions of CEQA and State CEQA Guidelines, the City is the Lead Agency charged with the responsibility of deciding whether to approve the Project. As part of its decision-making process, the City is required to review and consider whether the proposed Project would create new significant impacts or significant impacts that would be substantially more severe than those disclosed in the General Plan FEIR.

Additional CEQA review beyond this Addendum would only be triggered if the Project created new significant impacts or impacts that are more severe than those disclosed in the FEIR used to approve the Temecula General Plan. To use an Addendum as the appropriate CEQA document for the proposed Project, the City must find that major revisions to the FEIR are not necessary and that none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of additional CEQA documentation has occurred.

In accordance with the State CEQA Guidelines, prior to approving further discretionary action and depending upon the situation, the lead agency must generally either: (1) prepare a Subsequent EIR; (2) prepare a Supplemental EIR; (3) prepare a Subsequent Negative Declaration; (4) prepare an Addendum to the EIR or Negative Declaration; or (5) prepare no further documentation (see State CEQA Guidelines, §§ 15162 – 15164). State CEQA Guidelines Section 15162 states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15164 of the State CEQA Guidelines explains when an Addendum to an EIR is appropriate. Per this section, where some changes or additions are necessary to the previously certified EIR, but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR (as described above) have occurred, then the lead agency is directed to prepare an Addendum to the certified EIR (State CEQA Guidelines, § 15164). Further, the Addendum should include a “brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162,” and that “explanation must be supported by substantial evidence” (State CEQA Guidelines, § 15164

[e]). The Addendum need not be circulated for public review but may simply be attached to the certified EIR (State CEQA Guidelines, § 15164 [c]).

1.3 INCORPORATION BY REFERENCE

Temecula General Plan

The City Council comprehensively adopted the Update to the City of Temecula General Plan on April 12, 2005. The General Plan is a comprehensive legal document that identifies a community vision for the future and establishes a framework to guide future decisions regarding development, resource management, public safety, public services, and the overall quality of the community. The General Plan contains goals, policies, and programs to guide land use and development, and is organized to include the following mandatory “elements” in accordance with California Government Code Section 65302: Land Use, Circulation, Housing, Open Space/Conservation, Public Safety, and Noise. In addition to the required elements, the Temecula General Plan includes the following optional elements: Growth Management/Public Facilities, Air Quality, Community Design, and Economic Development. The 6th Cycle Housing Element Update and Public Safety Element Update are the subject of this Addendum.

Temecula General Plan Final EIR

The City Council certified the General Plan FEIR on April 12, 2005. The General Plan FEIR provides a program-level analysis of the general environmental impacts resulting from the development of land uses and implementation of policies established within the Temecula General Plan update. The General Plan FEIR’s analysis is based on the change between development under existing conditions (at the time of document preparation) and those projected for likely development in accordance with the General Plan by theoretical expected development capacity. Based on General Plan FEIR Table 3-1, the General Plan FEIR assumed and analyzed the environmental impacts resulting from the following¹: approximately 25,005 additional dwelling units and approximately 36.2 million additional square feet of non-residential land uses. The General Plan FEIR concluded that full implementation of the General Plan would result in less than significant impacts or less than significant impacts with the implementation of mitigation measures for all issue areas analyzed except for Section 5.3 Air Quality (Violate any air quality standard or contributes substantially to an existing air quality violation; Result in a cumulatively considerable net increase in any criteria pollutant; and Expose sensitive receptors to substantial pollutant concentrations) and Section 5.13, Transportation (Causes an intersection to operate at LOS E or F [peak hour ICU greater than 0.90] and Causes a freeway ramp to operate at LOS F [peak hour V/C greater than 1.00]), which were determined to be significant and unavoidable.

Harveston Specific Plan Amendment Final EIR

The Harveston General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – Planning Area 12 (Project) proposed changing the existing General Plan land use designation from Service Commercial (SC) to Specific Plan Implementation (SPI) and a SPA that would include a residential overlay to the Specific Plan on an 87.54-acre portion of Planning Area 12. The remaining Harveston

¹ These numbers represent the expected net change by land use category from existing 2002 (baseline) to expected development capacity, as calculated in the Temecula General Plan.

Specific Plan Area was developed. The residential overlay designation would overlay the existing SC designation for the site within the existing Specific Plan. The GPA from SC to SPI would maintain the Specific Plan's consistency with the existing General Plan Land Use Element but would provide flexibility for the Specific Plan, including the proposed residential overlay, to function as the General Plan land use designation. The residential overlay would allow the future development of a maximum of 1,000 residential units. The Harveston Specific Plan Amendment FEIR assumed 1,000 small lot detached single family homes would be developed. The Harveston Specific Plan Amendment FEIR concluded that Project implementation would result in less than significant impacts or less than significant impacts with the implementation of mitigation measures for all issue areas analyzed except for Air Quality Impact 3.1-2: The project would result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard, which was determined to be significant and unavoidable.

Altair Specific Plan Final EIR

The Altair Specific Plan is primarily a residential mixed-use development with supporting civic uses and open space. Different housing types are proposed to meet the needs of a range of age groups and household sizes. Altair proposed a type of form-based code using building types clustered in villages as the organizing principle. These building types are assigned to seven neighborhood "villages" which, in turn, are overlaid with one of three proposed residential zones (Residential Zone [SP-R], Mixed-Use/Residential [SP-MR], or Mixed-Use [SP-M]), in combination with an active open space zone (SP-AO). The non-residential uses include an elementary school and a civic use area ("South Parcel") which are covered by the Educational (SP-E) zone and Institutional (SP-I) zone, respectively, and natural open space (SP-NO). Based on the proposed residential zone and associated densities and intensities by village area, Altair Specific Plan would allow for up to 1,750 dwelling units.

The Altair Specific Plan FEIR concluded that Project implementation would result in less than significant impacts or less than significant impacts with the implementation of mitigation measures for all issue areas analyzed except for Air Quality Impact AQ-1: Operational activities occurring after the buildout of the project would violate air quality standards or contribute substantially to any existing or projected air quality violation; Greenhouse Gas Emissions and Climate Change Impact GHG-1: The project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; Noise and Vibration Impact NOI-1: Construction activities occurring at each individual development site in the project area would potentially expose their respective adjacent or nearby receptor(s) to substantial increases in ambient noise levels; Noise and Vibration Impact NOI-2: Construction activities in the project area may expose their respective onsite and/or offsite sensitive land uses to vibration levels that exceed applicable FTA vibration thresholds for building damage and human annoyance; Traffic and Transportation Impact TRA-7: Development of the Specific Plan would cause the level of service at the existing I-15 Southbound Ramps and Temecula Parkway (Intersection #25) to degrade from an acceptable LOS D or better to an unacceptable LOS F during the AM and PM peak hours; and Traffic and Transportation Impact TRA-11: Development of the Specific Plan would cause the General Plan Build Out (2035) level of service at Ynez Road and Rancho California Road (Intersection #5) to degrade from an unacceptable LOS E during the AM peak hour, and would cause the average delay to increase by more than the 2.0-second threshold of significance, which were determined to be significant and unavoidable.

Uptown Temecula Specific Plan Final EIR

The Uptown Specific Plan establishes six zoning districts – Uptown Center District (UC); Upton Hotel/Tourism District (UHT); Uptown Sports/Transit District (US); Uptown Arts District (UA); Creekside Village District (CV); and Murrieta Creek Recreation and Open Space District (MCR-OS) and two overlay zones – Creekside Village Commercial Overlay Zones (CV-CO) and Wilder Hills Residential Overlay Zone (WH-RO). East district defines the allowable building types, frontage types, land uses, building placement, parking placement, and building heights within the specific plan area. The Uptown Specific Plan would allow for 3,726 dwelling units and 1.9 million square feet of commercial uses for a total of 5.5 million square feet of total development potential on approximately 560 acres. The new development is assumed to replace all existing development (approximately 3.8 million square feet) in the specific plan area.

The Uptown Temecula Specific Plan FEIR concluded that Project implementation would result in less than significant impacts or less than significant impacts with the implementation of mitigation measures for all issue areas analyzed except for Air Quality – Violation of Air Quality Standards (Construction and Operation) and Cumulative Impacts to Air Quality; Cultural Resources – Direct Impacts to Cultural Resources (Historic) and Cumulative Impacts to Cultural Resources (Historic); and Noise and Vibration (Construction), which were determined to be significant and unavoidable.

Temecula Municipal Code

The City of Temecula Municipal Code consists of the City’s regulatory and penal ordinances, and certain administrative ordinances. The City of Temecula Development Code (Development Code) is codified into Title 17, Zoning. The purpose of the Development Code is to: implement the goals, and policies and programs of the Temecula General Plan, and to manage future growth and change in accordance with that plan; promote health, safety, welfare and general prosperity with the aim of preserving a wholesome, serviceable and attractive community in accordance with the General Plan for the City; attain the physical, social and economic advantages resulting from comprehensive and orderly land use and resource planning; encourage, classify, designate, regulate, restrict and segregate the most compatible and beneficial location and use of buildings, structures and land; limit the height, number of stories, and size of buildings and other structures hereafter designed, erected or altered; regulate and determine the setbacks and other open spaces; regulate and limit the density of population; and facilitate adequate provisions for community facilities, such as transportation, water, sewage, and parks.

2 ADDENDUM FINDING

Pursuant to CEQA and the City's local CEQA Guidelines, staff has reviewed and considered the FEIR for the General Plan certified by the City Council on April 12, 2005 (State Clearinghouse No. 2003061041), including the impacts and mitigation measures identified therein. Staff has also reviewed the Harveston Specific Plan Amendment Final Environmental Impact Report (State Clearinghouse No. 2019070974), Altair Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2014111029) and Uptown Temecula Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2013061012). In compliance with CEQA Guidelines Section 15164 an Addendum to the General Plan FEIR has been prepared which concludes that the proposed updates to the General Plan Housing Element and Public Safety Element do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required.

3 DESCRIPTION OF THE PROPOSED PROJECT

3.1 BACKGROUND

3.1.1 HOUSING ELEMENTS AND REGIONAL HOUSING NEEDS ALLOCATION

The Housing Element is a State-mandated element of the General Plan. The City of Temecula must update its Housing Element every eight years. Updates to the Housing Element must meet the requirements of California Government Code Sections 65580-65589. The purposes of the Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires that the City accommodate its "fair share" of regional housing needs, which are assigned by the Southern California Association of Governments (SCAG) for all jurisdictions in the SCAG region. SCAG established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and the unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

3.1.2 SAFETY ELEMENTS

The Safety Element is a State-mandated element of the General Plan. Updates to the Safety Element will meet the requirements of California Government Code Section 65302(g) (Section 65302) as updated by Senate Bills 1241, 379, 99, and 1035 and will incorporate policies from the Temecula Local Hazard Mitigation Plan (pursuant to SB 379). The Public Safety Element addresses potential and existing hazards in the City, which are outlined in the following categories: Seismically Induced Hazards; Slope Instability; Geologic Hazards; Flood Hazards; Fire Hazards; Evacuation Routes; Criminal Activities; Hazardous Materials; Nuclear Hazards; and Climate Adaptation. Updates to the Public Safety Element are largely focused on the topics of Fire Hazards, Evacuation Routes, and Climate Adaptation.

3.2 PROJECT LOCATION AND SETTING

Nestled in Temecula Valley in southwestern Riverside County, just north of the San Diego County line, sits the City of Temecula, which was incorporated in 1989. Having grown from a modest initial

incorporated population of 27,099, the City of Temecula is currently home to approximately 112,000 residents in an area of roughly 30 square miles. The City is bounded by the City of Murrieta to the north, unincorporated areas within the County of Riverside to the east, west, and south, and unincorporated areas within the County of San Diego to the south. Regional access to the City is provided by Interstate 15, a north/south freeway that connects the Inland Empire region of Riverside and San Bernardino counties to San Diego County, and State Route 79, a primarily east/west highway (although it runs concurrent with I-15 through the City of Temecula) that links Interstate 10 with Interstate 15, and links Temecula to communities further east in unincorporated Riverside and San Diego counties.

The General Plan identifies the most prevalent land uses in Temecula as residential, consisting of approximately 51 percent of the Planning Area; Public/Institutional and Open Space consisting of approximately 37 percent of the Planning Area; Commercial and Office consisting of approximately 6 percent of the Planning Area; and Industrial Park approximately 5% of the Planning Area. The Land Use Element identifies the distribution, location, and intensity of all land use types throughout the City. To fully reflect the range of physical attributes that are important for Temecula's success, the Element also contains goals and policies to guide community form and design, and the provision of community facilities and urban services. The Land Use Element is primarily implemented by the City's Zoning Ordinance, which specifies districts and performance standards for various types of land uses described in the General Plan. Each General Plan land use designation has a corresponding zone or zones that implement and regulate the intent of the land use. The zone districts specify the permitted uses for each category and applicable development standards.

The General Plan identifies the expected development capacity associated with the distribution of planned land uses specified in the Land Use Policy Map (Figure LU-3 of the Land Use Element). Table 1, Temecula General Plan Expected Residential Development Capacity, summarizes the expected development capacity for residential uses within Temecula based on reasonable density assumptions for the City and SOI.

Table 1: Temecula General Plan Expected Residential Development Capacity

Residential Land Use Designation	Density Range	Existing Acreage	Expected Development Capacity (Dwelling Units)
Hillside	0 – 0.1 du/ac	1,023	102
Rural	0.1 – 0.2 du/ac	2,528	506
Very Low	0.2 – 0.4 du/ac	2,962	1,021
Low	0.5 – 2.9 du/ac	593	889
Low Medium	3.0 – 6.9 du/ac	7,593	34,504
Medium	7.0 – 12.9 du/ac	759	7,591
High	13.0 – 20.0 du/ac	432	7,143
Vineyards/Agriculture	0 – 0.2 du/ac	2,219	222
Mixed Use Overlay	Varies	210	1,760
Total			53,737¹
<p><i>Source: City of Temecula General Plan Land Use Element, Table LU-3.</i></p> <p><i>1. City of Temecula General Plan Land Use and Community Design Element, Table LU-3 lists the total expected development capacity (in dwelling units) at 53,737 units. However, the total based on the sum of the capacity of each land use designation is actually 53,738 units.</i></p>			

3.3 CHARACTERISTICS OF PROPOSED PROJECT REVISIONS/ADDITIONS

The project analyzed in this Addendum involves the 2021-2029 Housing Element Update and Public Safety Element Update. The proposed amendment would not modify the City of Temecula General Plan Land Use Map, land use designations, or intensities/densities identified within the General Plan Land Use Element. No changes to the maximum development potential approved for the General Plan and analyzed in the General Plan FEIR and subsequent General Plan Amendments would occur with the proposed amendment.

3.3.1 HOUSING ELEMENT

In compliance with State Housing Element Law requirements, the City of Temecula has prepared the 2021-2029 Housing Element (Project) to:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing
- Identify and analyze existing and projected housing needs for all economic segments of the community
- Identify adequate sites that are zoned and available within the 8-year housing cycle to meet the City's fair share of regional housing needs at all income levels
- Affirmatively further fair housing
- Be certified (approved) by the State Department of Housing and Community Development (HCD) as complying with State law
- Be internally consistent with other parts of the General Plan

Housing Element Organization

The proposed Housing Element Update covers the October 15, 2021 through October 15, 2029 planning period and is comprised of the following components:

[Part 1: Housing Plan](#)

Part 1 of the 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 overall strategy for addressing its housing needs has been defined according to the six goals:

1. Providing adequate housing sites;
2. Assisting in development of affordable and special needs housing;
3. Removing constraints to housing production;
4. Conserving and improving existing housing stock;
5. Affirmatively furthering fair housing; and
6. Promoting public participation.

The Housing Plan includes only minor modifications to the City's current Housing Element Goals and Policies. The Housing Plan includes a number of new programs to address State housing law including future required updates to the Temecula Municipal Code, new programs to support affirmatively furthering fair housing, and tracking and reporting requirements for Housing Sites.

[Part 2: Background Report](#)

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Temecula's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. The Background Report comprehensively updates the background context and conditions identified in the City's current Housing Element.

[Appendix A: Housing Sites Inventory](#)

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level. The California Department of Housing and Community Development (HCD) requires that the Housing Sites Inventory be prepared using a State-approved format, included as Appendix A. No land use changes are proposed to accommodate the City's Regional Housing Needs Allocation (RHNA); future residential development is expected to occur in those areas already identified for residential uses including land within approved Specific Plans. All sites identified in the City's Housing Sites Inventory are currently identified for new development consistent with the potential development capacities identified in Appendix A.

[Appendix B: Glossary](#)

The Housing Element includes, as Appendix B, a glossary of key terms and phrases.

[Appendix C: Public Engagement Summary](#)

As part of the Housing Element Update the process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing

priorities, priority areas for new residential growth, and topics related to fair housing. Public engagement was facilitated in both English and Spanish to further engage the Temecula community. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix C.

Appendix D: 2017 Assessment of Fair Housing

In 2017 the City of Temecula prepared an Assessment of Fair Housing. This Assessment provides the foundation and context for the City's Assessment of Affirmatively Furthering Fair Housing, as included in Part 2 of the Housing Element.

Capacity to Meet Regional Housing Needs

As determined by SCAG, the City of Temecula's fair share allocation (RHNA) is 4,193 new housing units during this planning cycle. This includes: 1,359 units affordable to extremely/very low income households; 801 units affordable to low income households; 778 units affordable to moderate income households; and 1,255 units affordable to above moderate income households. State Income Limits which are used to determine affordability levels are set annually by the California Department of Housing and Community Development.

Progress Towards the RHNA

RHNA uses June 30, 2021 as the baseline for growth projections for the 2021-2029 planning period. Jurisdictions may count toward the RHNA housing units that have been developed, are under construction, and/or have received their building permits after June 30, 2021. Since this time, 27 housing units have been developed, are under construction, or have received their building permits in Temecula. Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; 132 units, all affordable to lower-income households, have been approved/entitled and are expected to be developed within the planning period. With these units taken into account, has a remaining RHNA of 4,034 units (1,327 extremely low/very low income units, 702 low income units, 757 moderate income units, and 1,249 above-moderate income units.

Table 2: Progress Towards the RHNA

Status	Extremely Low/Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,359	801	778	1,255	4,193
Constructed, Under Construction/Permits Issued (Since 6/30/2021)	0	0	21	6	27
Units Approved/Entitled	32	99	0	0	132
Remaining Allocation	1,327	702	757	1,249	4,034

Source: City of Temecula, 2021, Southern California Association of Governments, 2021

[Residential Sites Inventory to Accommodate Remaining RHNA](#)

The City has sufficient land appropriately zoned for residential uses throughout the community to accommodate its remaining RHNA (4,034 units) for the 2021-2029 planning period. The City of Temecula's 6th Cycle residential sites fall into four categories:

- 1) *Accessory dwelling units.* ADUs are allowed on any lot that is zoned for single-family or multifamily dwelling residential use, including lots that are zoned for such use within a SPA. In 2020 the City updated its ADU ordinance to encourage the production of ADUs throughout the community, and in 2020, 18 ADUs were approved. The City continues to promote ADUs as a way to expand the City's housing stock and anticipates production to continue at or above 2020 levels for the duration of the planning period. The City has assumed production of ADUs at a rate of 18 units per year for the 8 year planning period, resulting in an assumed production of 144 ADUs from 2021-2029.
- 2) *Residentially zoned vacant land exclusive of Specific Plan areas.* As part of this Housing Element update, the City conducted a parcel-by-parcel analysis of vacant residential sites for land outside of approved specific plans, based on data obtained from the City's geographic information system (GIS). The inventory of vacant residential land between 0.50 acres and 10 acres in size (exclusive of those in specific plan areas) in Temecula totals 643 acres. These vacant properties have the potential to yield 3,430 units, assuming each parcel is developed at 75% of its maximum capacity. All affordability levels are accommodated at vacant residential parcels outside of Specific Plan areas.
- 3) *Vacant Residential Sites within Specific Plans.* The City conducted a records search and visual survey using aerial photos and site visits to estimate the remaining residential development capacity by number and type of housing within the approved specific plans. The City has 15 approved Specific Plan; nine have vacant land with residential development capacity remaining. Five of the nine Specific Plans with remaining residential capacity (Old Town, Wolf Creek, Harveston, Uptown, and Altair) allow for development at densities of at least 30 du/ac, which is appropriate to accommodate a portion of the City's lower income RHNA. The inventory of vacant residential land greater than 0.50 acres in size within approved Specific Plans in Temecula totals 784 acres. It should be noted that some of these sites are larger than 10 acres. The City has a long history of successfully subdividing large parcels into smaller developments resulting in the production of housing units at all income levels.

In Temecula, Specific Plan areas have historically developed to at least 95% of their total entitlement. However, for purposes of identifying adequate sites to accommodate its RHNA, the City has assumed that Specific Plan areas will develop at 85% of their capacity. Given that Specific Plans inherently include programs to develop sites effectively and efficiently at the densities and intensities identified within the Plan, and given the City's history of successful Specific Plan development at levels consistent with nearly the maximum allowable development levels, this is a reasonable expectation for the City's remaining vacant land in Specific Plan areas. Based on this methodology, vacant residential sites in Specific Plans have the potential to yield 5,773 units.

Table 3: Comparison of RHNA Candidate Sites Realistic Capacity and RHNA

Status	Extremely Low/Very Low	Low	Moderate	Above Moderate	TOTAL
Remaining 6th Cycle RHNA	1,327	702	757	1,249	4,034
ADUs	34	50	50	11	144
Vacant Residential Land (exclusive of SPAs)	807	660	1,600	363	3,430
Vacant Residential Land in Specific Plans	624	624	2,787	1,724	5,773
Total	+137 (surplus)	+632 (surplus)	+3,680 (surplus)	+849 (surplus)	+5,313 (surplus)

Note: The realistic capacity analysis of vacant land outside of Specific Plan areas assumes that only 75% of the maximum capacity would be realized and for vacant land inside of Specific Plan areas assumes that only 85% of the maximum capacity would be realized. If the sites develop closer to their full capacity, which has been realized as part of past projects, the City's surplus of units at all income levels would be significantly higher.

Summary of Housing Element Modifications

As previously noted, State law requires that the Housing Element be reviewed and updated not less than every eight years, in order to remain relevant and useful, and reflect a community's changing housing needs. The proposed Housing Element Update involves minor changes/additions to the Housing Element and environmental conditions under which it would be implemented. The following summarizes the modifications to the Housing Element, as compared to the 2013-2021 Housing Element:

Goals, Policies, and Programs (Part 1: Housing Plan)

The City made minor modifications to the Goals and Policies included in the Housing Element to reflect the City's current housing needs and State mandates.

The Housing Plan revises existing goals and policies to better reflect state law regarding the provision of special needs housing, removing governmental and nongovernmental constraints, and affirmatively furthering fair housing. Revised goals and policies include:

- Goal 2: Assist in Development of Affordable and Special Needs Housing
- Goal 3: Remove Constraints to Housing Production
- Goal 4: Conserve and Improve Existing Housing Stock
- Goal 5: Affirmatively Further Fair Housing
- Policy 1.2: Variety of Housing Options
- Policy 5.2: Support for Fair Housing Efforts
- Policy 5.5: Prohibition of Discrimination
- Policy 5.6: Equitable Spatial Distribution of Affordable Housing

The Housing Plan includes new policy direction, consistent with state law, related to maintaining adequate capacity to accommodate the City's RHNA at all income levels for the duration of the planning period, the reuse of sites identified in prior Housing Elements, and reducing impacts associated with nongovernmental constraints. New policies include:

- Policy 1.9: Maintain Adequate Capacity
- Policy 1.10: By-Right Approval for Qualified Sites Identified in Past Inventories
- Policy 3.4: Monitor State Regulations
- Policy 3.5: Evaluate Non-Governmental Constraints
- Policy 5.8: Support Fair Housing Providers
- Policy 5.9: Reasonable Accommodation Requests

The Housing Plan includes numerous revisions to existing programs to better reflect the community's housing needs. Revised programs include:

- Program 1: Land Use Policy and Development Capacity
- Program 6: Density Bonus Ordinance
- Program 11: Energy Conservation and Energy Efficiency
- Program 12: Development Fees
- Program 22: Equal Housing Opportunity

The Housing Plan includes new programs consistent with state law and the goals and policies included in the City's Housing Element. New programs include:

- Program 2: Maintain Adequate Sites Throughout the Planning Period
- Program 3: Public Property Conversion to Housing Program
- Program 4: Replacement of Affordable Units
- Program 5: Accessory Dwelling Units
- Program 9: Special Needs Housing Construction
- Program 16: Zoning Code Amendments – Housing Constraints
- Program 24: Economic Displacement Risk Analysis

All other Goals, Policies and Programs are reflective of the City's current Housing Element with limited or no modifications to reflect current conditions.

[Background Information \(Part 2: Background Report\)](#)

The Background Report of the Housing Element has been comprehensively updated to include current information. This section of the Housing Element includes: Introduction, Accomplishments Under 5th Cycle Housing Element, Housing Needs Assessment, Affirmatively Furthering Fair Housing Analysis, Constraints, Housing Resources, Other Requirements, and References.

[Appendix A: Housings Sites Inventory](#)

The City has updated its Housing Sites Inventory to demonstrate capacity to accommodate its 2021-2029 RHNA. The Housing Sites Inventory includes a list of sites appropriate to accommodate the RHNA at the appropriate densities and income levels and includes sites identified in the Current Housing Element and other sites designated for residential development consistent with the City's General Plan, Zoning Ordinance, and Specific Plans. No land use changes are proposed as part of the 2021-2029 Housing Element.

[Appendix B: Glossary](#)

The City has updated the Glossary section of its Housing Element and included new terms and references as appropriate.

[Appendix C: Public Engagement Summary](#)

The public engagement program conducted as part of the Housing Element Update project is summarized in Appendix C.

[Appendix D: 2017 Assessment of Fair Housing](#)

In 2017 the City of Temecula prepared an Assessment of Fair Housing. This Assessment provides the foundation and context for the City's Assessment of Affirmatively Furthering Fair Housing, as included in Part 2 of the Housing Element.

3.3.2 SAFETY ELEMENT

In compliance with State Law, the City of Temecula has prepared an update to its Safety Element to further address fire hazards, emergency preparedness, and climate adaptation. Natural and human-caused events have the ability to impact productivity by causing substantial damage to life, property, and economic prosperity. The Safety Element addresses these potential issues with goals, policies, and actions to continue to serve and protect Temecula and its residents.

Safety Element Organization

The Safety Element includes an Introduction to the Element, the Element's goals and policies, and Implementation Programs.

Summary of Safety Element Modifications

Within the Introduction section of the Safety Element, new plans and programs were referenced, including the County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP), the City of Temecula Local Hazard Mitigation Plan (LHMP), and the Riverside County Climate Action Plan (CAP). Fire Hazards discussion was comprehensively updated to include current information regarding the Riverside County Fire Department (RCFD), CalFire, Fire Hazard Severity Zones, and major wildland fires in Temecula. Figure PS-3, Very High Fire Hazard Severity Zones in LRA (as Recommended by CalFIRE) was also added. The City has also included a new discussion related to emergency preparedness and hazard mitigation and identified new objectives to address this topic. Additional information related to the MJLHMP, LHMP, and the County's CAP are also included by reference. In accordance with SB 99, the City conducted an evaluation of evacuation routes serving residential developments in hazard areas. This analysis is presented in a separate background report available on the City's website and the results of the analysis, which found that while residential developers may comply with City of Temecula access standards, several residential areas warrant further study and coordination with RCFD and CalFIRE to ensure residents with limited emergency routes are well-educated on evacuation procedures during emergencies.

No goals, policies or programs from the current Safety Element were eliminated as part of this update. The following modifications or additions were made:

Natural Hazards

- Policy 1.8: Future development in SRAs or VHFHSZs
- Policy 1.9: Reduce risk of wildfire hazards

Emergency Preparedness and Hazard Mitigation

- Goal 4 (Modification): Effective response of emergency services
- Policy 4.5 (Modification): Location of new essential facilities
- Policy 4.7: Coordination with agencies on evacuation routes
- Goal 5: Resilient sustainable community
- Policy 5.1: Climate resiliency and adaptation
- Policy 5.2: Monitor climate change-related effects

Implementation

- PS-1 Natural Hazards Risk Reduction (Modification)
- PS-8 Promote Fire Prevention (Modification)
- PS-14 Local Hazard Mitigation Plan (Modification)

**Figure 1
Regional Location Map**

Legend

- Temecula City Boundary
- Sphere of Influence Boundary
- Planning Area

Sources: Temecula GIS and Cotton/Bridges/Associates

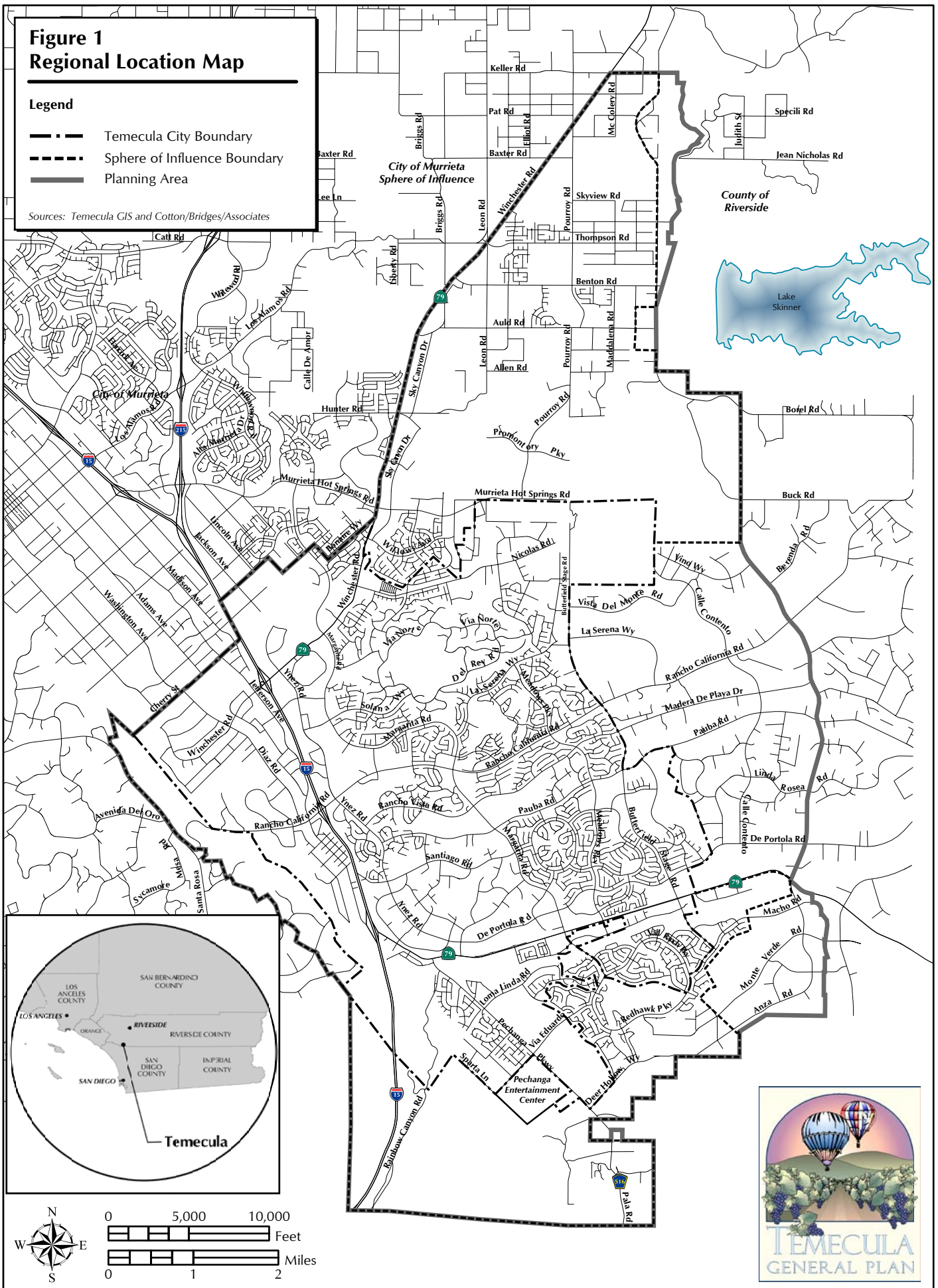


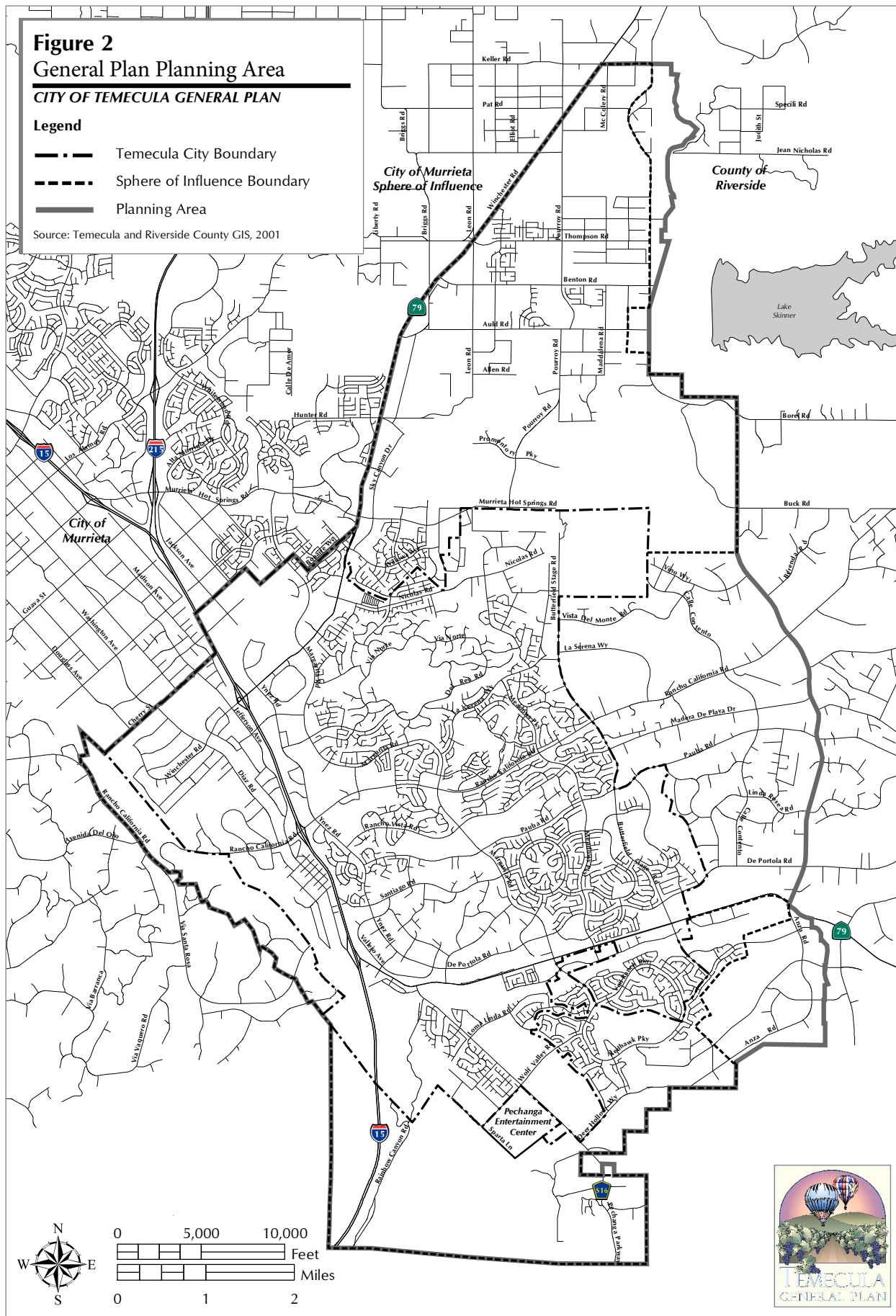
Figure 2
General Plan Planning Area

CITY OF TEMECULA GENERAL PLAN

Legend

- Temecula City Boundary
- - - Sphere of Influence Boundary
- Planning Area

Source: Temecula and Riverside County GIS, 2001



4 ENVIRONMENTAL ANALYSIS

The scope of the City's review of the proposed Project is limited by provisions set forth in CEQA and the State CEQA Guidelines. This review is limited to evaluating the environmental effects associated with the proposed Project to the General Plan Project as set forth in the General Plan FEIR. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the General Plan FEIR was certified. This evaluation includes a determination as to whether the changes proposed by the Project would result in any new significant impacts or a substantial increase in a previously identified significant impact.

The section is patterned after the CEQA Guidelines Appendix G Checklist and provides a summary of impacts associated with the proposed actions, as described in the General Plan FEIR, and includes an analysis of the potential impacts associated with the proposed 2021-2029 Housing Element Update and Public Safety Element Update. This comparative analysis provides the City with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since the General Plan FEIR was certified would require additional environmental review or preparation of a Subsequent EIR or Supplemental EIR.

4.1 AESTHETICS

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Except as provided in Public Resources Code Section 21099, would the project:						
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		

General Plan FEIR Conclusions

- The natural features of the Temecula Planning Area provide a scenic setting for the community. The goals and policies of the Open Space/Conservation Element are intended to conserve open space areas for a balance of recreation, scenic enjoyment, and protection of natural resources and features. The Land Use Element contains Rural Preservation Areas to preserve the rural nature of specific areas, including viticulture within the Planning Area. The Community Design Element preserves the natural and historical aspects of the community's rural character and viewsheds through goals and policies.

To preserve public views of significant natural resources, all new public and private development projects will be reviewed to ensure that they will not obstruct public views of scenic resources, such as the hillsides, scenic roads, or significant open space areas. During the review of individual projects, the Community Development Department may require site redesign or place height limits on projects that have the potential to block views. New projects will also be reviewed to ensure that the proposed landscaping and tree planting will not obstruct views of significant natural resources. Implementation of the identified policies through this review process will ensure that impact will be less than significant on a project-by-project basis.

- Light levels within the Planning Area will increase as new housing units and commercial, industrial, and institutional projects are developed pursuant to the General Plan. In addition, new development in previously undeveloped or sparsely developed areas, particularly within the sphere of influence, has the potential to create new lighting impacts associated with the introduction of vehicle headlights and nighttime lighting. New structures could create glare effects if they incorporate reflective building materials. Depending upon the location and scope of individual development projects, the impact to surrounding uses could be significant. New development pursuant to the General Plan may increase the amount of light and glare within the Planning Area with a potential to influence light levels affecting the Palomar Observatory. The General Plan includes policies that continue the City's participation in Palomar Observatory's dark sky conservation requirements. Additionally, Mitigation Measure A-1 would ensure that new development projects comply with the City Light Pollution Control Ordinance, reducing potential light and glare impacts to less than significant.

Analysis of Modified Project

There are no designated State scenic highways within the General Plan Planning Area (Planning Area); therefore, as concluded in the General Plan FEIR, impacts would be less than significant. The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. The Housing Element Update proposes housing policies that would encourage housing production within the City. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to aesthetic resources and implement mitigation measures, as appropriate. Further, the Public Safety Element would not result in any modifications to existing land use designations or modify any General Plan policies or programs specific to visual resources. The Housing Element and Public Safety Element policies and programs would not have an impact on existing General Plan policies protecting aesthetic and visual resources. The Temecula General Plan includes policies and programs to reduce potential impacts to scenic vista resources and to reduce impacts associated with light and glare as a result of new development. Further, General Plan FEIR Mitigation Measure A-1 requires new development projects to comply with the City Light Pollution Control Ordinance to reduce potential impacts to aesthetic resources.

The revisions to the Housing Element and Public Safety Element would not result in new aesthetic impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to aesthetics as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

A-1 The City will ensure that new development projects comply with the City Light Pollution Control Ordinance when building plans are submitted for permits and when projects are field-inspected (General Plan Implementation Program OS-31).

4.2 AGRICULTURE AND FORESTRY RESOURCES

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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. Result in the loss of forest land or conversion of forest land to non-forest use?				X		
d. 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		

General Plan FEIR Conclusions

- Future development within the Planning Area pursuant to the land use policies of the updated General Plan may result in the conversion of Prime Farmland, Unique Farmland, and Farmland of State and Local Importance to non-agricultural use. Implementation of the General Plan would potentially result in conversion of four acres of areas currently identified as Vineyard/Agriculture (0.01 percent of the land currently in agricultural use) to non-agricultural use. Mitigation Measure AG-1 would preserve agricultural lands through land use controls and preservation contracts for prime agriculture land, reducing potential impacts to less than significant.
- Implementation of the Temecula General Plan would not result in significant impacts related to conflict with agricultural zoning and there are no Williamson Act contracts in the Planning Area. Therefore, the General Plan FEIR concluded no impacts would result.

Analysis of Modified Project

The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. Potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses. Further, the

Public Safety Element would not result in any modifications to existing land use designations or modify any General Plan policies or programs specific to agricultural resources.

Subsequent to adoption of the General Plan FEIR, amendments to the CEQA Guidelines resulted in the addition of forestry resources as a topical area to be addressed within CEQA Guidelines Appendix G. There are no forest lands located within the General Plan study area. Additionally, the General Plan area is not designated or zoned as forest land. No impacts related to this environmental topic were anticipated as a result of implementation of the General Plan, and no mitigation measures were required.

The revisions to the Housing Element and Public Safety Element would not result in new agricultural or forestry resource impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to agriculture and forestry resources as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

AG-1 The City will preserve agricultural lands by:

- Developing effective zoning regulations or other land use mechanisms that control the expansion of intensive non-agricultural development onto productive or potentially productive agricultural lands.
- Recognizing existing agriculture preserve contracts and promoting additional preservation contracts for prime agriculture land.

(General Plan Implementation Program OS-28)

4.3 AIR QUALITY

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

- Construction-related air quality impacts will occur periodically throughout implementation of the General Plan as individual development projects are constructed. While individual development projects will be required to employ construction approaches that minimize pollutant emissions (e.g., watering for dust control, tuning of equipment and limiting truck traffic to non-peak hours), on a cumulative basis over the next 20 years, the General Plan FEIR concluded pollutant emissions associated with construction activity will be significant, and mitigation is required.
- Development consistent with proposed General Plan land use policies will generate additional emissions from both stationary sources and vehicle trips. For all pollutant categories except PM₁₀, long-term pollutant emissions in year 2025 are projected to decrease relative to 2002. Levels of PM₁₀ have exceeded State standards regularly in the past and are expected to continue exceeding these standards in the future. Therefore, the General Plan FEIR determined long-term air quality impacts resulting from adoption and implementation of the proposed General Plan will be significant, and mitigation measures are required.
- Intersections within the Planning Area projected to experience the worst level of service (LOS) conditions, in combination with proximity to sensitive receptors were selected for CO hot spot analysis. The analysis shows that while all study intersections will experience some level of CO concentration, ranging from 0.1 ppm to 1.5 ppm during the 1-hour period, no intersections are anticipated to exceed SCAQMD thresholds for 1-hour standard. Therefore, implementation of the General Plan will not result in a significant impact with regard to CO hot spots.

- The Air Quality Element of the General Plan addresses compliance with the current Air Quality Management Plan for the South Coast Air Basin. The Air Quality Element is designed to ensure City land use decisions work to implement and comply with federal, State, and local regulations pertaining to air quality. The General Plan FEIR determined no conflict with the regional air quality plan will result, and no adverse impact will occur.
- Development anticipated to occur pursuant to the General Plan will be predominantly residential and commercial uses consisting of retail stores, offices and business parks. Each new development will be required to comply with the South Coast Air Quality Management District's guidelines regarding odor control. Compliance with these existing regulations will ensure that impact will be less than significant.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use plan and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce impacts to air quality as a result of new development and would be required to implement General Plan FEIR Mitigation Measures to reduce potential impacts to air quality due to construction-related emissions and operational activities by reviewing future development proposals for potential regional and local air quality impacts per CEQA and, if identified, require mitigation to reduce the impact to a level less than significant, where feasible; continue to update the Building Code and to enforce the City Trip Reduction Ordinance; partner with private industry to incorporate high-efficiency design and renewable energy features in commercial, business park, and industrial developments; and implement the AQMP. General Plan FEIR Mitigation Measure AQ-6 also ensures sensitive receptors are located away from air pollution sources and requires buffering of sensitive receptors from air pollution sources reduce potential impacts to air quality.

The proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR.

The revisions to the Housing Element and Public Safety Element would not result in new air quality impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to air quality as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

AQ-1 The City will support regional transit initiatives and promote development of high-speed rail service connecting Temecula to San Diego and Los Angeles; actively participate in efforts to protect and improve air quality in the region; and attend meetings with the County of Riverside, WRCOG, SCAQMD, SCAG, and other agencies as required to support these objectives and fulfill Temecula's requirements and obligations under the AQMP and Sub- Regional Air Quality Implementation Program (General Plan Implementation Program AQ-1).

AQ-2 The City will continue to involve the general public, environmental groups, the business community, and special interest groups in the formulation and implementation of air quality programs; conduct periodic public outreach efforts; and continue to promote public education as a method of employer compliance with the City Trip Reduction Ordinance (General Plan Implementation Program AQ-2).

AQ-3 The City will adhere to policies and programs of the Land Use Element, including development of mixed-use projects where designated and feasible (General Plan Implementation Program AQ-3).

AQ-4 The City will encourage development and expansion of businesses, and promote development of housing affordable to all segments of the community near job opportunity sites, and within Mixed Use Overlay Areas (General Plan Implementation Program AQ-4).

AQ-5 The City will continue to implement a site development permit process and use the California Environmental Quality Act (CEQA) in the review of proposed development projects. The City shall require individual development projects to comply with the following measures to minimize short-term, construction-related PM₁₀ and NO_x emissions, and to minimize off-site impacts:

- Water all active construction areas at least twice daily.
- Cover all haul trucks or maintain at least two feet of freeboard.
- Pave or apply water four times daily to all unpaved parking or staging areas.
- Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
- Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
- Suspend all operations on any unpaved surface if winds exceed 25 mph.
- Hydroseed or otherwise stabilize any cleared area which is to remain in active for more than 96 hours after clearing is completed.
- Ensure that all cut and fill slopes are permanently protected from erosion.
- Require the construction contractor to ensure that all construction equipment is maintained in peak working order.
- Limit allowable idling to 10 minutes for trucks and heavy equipment.
- Encourage car pooling for construction workers.
- Limit lane closures to off-peak travel periods.
- Park construction vehicles off traveled roadways.
- Wet down or cover dirt hauled off-site.
- Wash or sweep away access points daily.
- Encourage receipt of materials during non-peak traffic hours.
- Sandbag construction sites for erosion control.

Approve development that could significantly impact air quality, either individually or cumulatively, only if it is conditioned with all reasonable mitigation measures to avoid, minimize, or offset the impact. (General Plan Implementation Programs LU-4 and AQ-5).

AQ-6 The City will ensure location of new sensitive receptors away from major air pollution sources, and require buffering of sensitive receptors from air pollution sources through the use of

landscaping, open space, and other separation techniques (General Plan Implementation Program AQ-6).

AQ-7 The City will incorporate strategies into City-wide design guidelines and development standards that promote a pedestrian-scale environment, encourage use of mass transit, and reduce dependence on the automobile (General Plan Implementation Program AQ-7).

AQ-8 The City will promote the use of alternative work weeks, flextime, telecommuting, and work-at-home programs among employers in Temecula, and continue to enforce provisions of the City Trip Reduction Ordinance, including requirements for preparation of Trip Reduction Plans (TRPs) for qualifying development projects and employers (General Plan Implementation Program AQ-8).

AQ-9 The City will require employee rideshare and transit incentives for large employers, consistent with the requirements of the City's Trip Reduction Ordinance, and continue to encourage voluntary compliance with the Ordinance for smaller employers (General Plan Implementation Program AQ-9).

AQ-10 The City will require operators of large scale outdoor events to submit a Trip Reduction Plan (TRP) applicable to both patrons and employees during the course of the event, and encourage special event operators to advertise and offer discount parking incentives to carpooling patrons, with two or more persons per vehicle, for on-site parking facilities (General Plan Implementation Program AQ-10).

AQ-11 The City will work to achieve local performance goals for vehicle miles traveled (VMT) reduction, consistent with SCAG's Growth Management Plan recommended standards for the Western Riverside County sub-region, and enforce requirements and options within the Trip Reduction Ordinance (General Plan Implementation Program AQ-11).

AQ-12 The City will promote and encourage the use of alternative fuel vehicles and consider the adoption of an ordinance requiring provision of alternative fueling stations at or near major employment locations, shopping centers, public facilities, and mixed-use developments (General Plan Implementation Program AQ-12).

AQ-13 The City will encourage pedestrian and bicycle trips as an alternative to single-occupancy vehicle trips by constructing and maintaining trails and bikeways specified in the Multi-Use Trails and Bikeways Master Plan, and will periodically update the Master Plan as needed to meet resident needs and City objectives (General Plan Implementation Program AQ-13).

AQ-14 The City will work with Caltrans and RTA to identify potential sites for Park and Ride facilities adjacent to key commuting routes within the City, and to prioritize development of such facilities in corridors served by more than one mode of planned transportation (automobile, transit, and/or high-speed rail) (General Plan Implementation Program AQ-14).

AQ-15 The City will require incorporation of energy efficient design elements in residential, commercial, light industrial and mixed-use development projects. Examples may include (but are not limited to) the following.

- Site orientation strategies that use shade and windbreak trees to reduce fossil fueled consumption for heating and cooling.
- Building designs that maximize use of natural lighting, provide for task lighting, and specific high-efficiency electric lighting (General Plan Implementation Program AQ-15).

AQ-16 The City will improve roadway capacity by restricting on-street parking, improving signal timing, widening intersections, adding through and turn lanes, and other transportation systems management measures (General Plan Implementation Program C-3).

AQ-17 The City will develop and promote park and ride and Transit Oasis facilities, and encourage preferred parking for ride-sharing and low emission vehicles (General Plan Implementation Program C-18).

AQ-18 The City will continue to work with trucking industry representatives to orient trucks to truck routes, and to divert commercial truck traffic to off-peak periods to reduce congestion and diesel emissions (General Plan Implementation Program C-19).

4.4 BIOLOGICAL RESOURCES

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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 U.S. Fish and Wildlife Service?				X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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		

General Plan FEIR Conclusions

- Development pursuant to implementation of the General Plan will result in adverse significant impacts if such development results in the modification or removal of regional sensitive habitats within the Planning Area, including: Coastal Sage Scrub/Riversidean Alluvial Fan Sage Scrub; Vernal Pools/Riparian Scrub, Woodland, and Forest/Open Water, Reservoir, Pond; Coast Live Oak Woodland, and; Raptor Foraging/Wintering Habitat.

Impacts to non-native grassland and agricultural land will be significant if the habitat is determined to provide high wildlife value for raptor wintering and foraging, or to support federally or State listed, endangered or threatened species. The General Plan FEIR includes mitigation measures to reduce impacts to a less than significant level.

- The Temecula Planning Area encompasses designated critical habitat for the California gnatcatcher and Quino checkerspot butterfly, as determined by the United States Fish and Wildlife Service (USFWS). Critical habitat is primarily located in the northern portion of the Planning Area in French Valley where low-medium residential development is proposed. Therefore, implementation of the General Plan will result in significant impacts to designated critical habitat. Implementation of mitigation measures would reduce impacts to less than significant.
- The Planning Area encompasses four Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) conservation areas and core linkages. Portions of MSHCP conservation areas will incur permanent, indirect impacts from development-associated increases in the amount of fragmented habitat, artificial nighttime illumination, and human intrusion into natural habitats. In addition, impacts to chaparral will be significant if the habitat is located within a MSHCP conservation, core, or linkage area (e.g., Pauba Valley or Temecula Valley). The General Plan provides for development in these areas; at a Plan level, impact may be significant and mitigation measures would be required to reduce impacts to less than significant.
- Development associated with implementation of the General Plan will result in permanent indirect impacts to sensitive flora and fauna species present within the Planning Area where development encroaches into habitat or directly affects specific species. Impacts to federally and State-listed, rare, endangered and threatened species will be significant and adverse. Mitigation measures are required to reduce adverse impacts to a less than significant level. Impacts to lower sensitivity species will be significant if it is determined that the proposed future development will substantially reduce the species' population stability or conflict with the MSCHP conditions of coverage. Mitigation measures are required to provide further environmental review of individual future development projects. Implementation of mitigation measures would reduce potential impacts to less than significant.
- All new development will comply with City policies and ordinances protecting biological resources, including tree preservation policies. The updated General Plan provides policies and implementation programs that fully support adopted habitat conservation plans. The General Plan FEIR concluded no impact will result.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to biological resources and General Plan FEIR Mitigation Measures B-1 through B-11 would reduce potential impacts to less than significant. More specifically, General Plan FEIR Mitigation Measures B-1, B-2, B-3, B-4, and B-5 contain provisions to conserve and

protect sensitive and unique habitat, and require biological assessment in sensitive and regulated habitat areas; Mitigation Measure B-6 promotes regional cooperation on conservation, watershed management, and water resource management planning efforts; Mitigation Measure B-7 requires developers to retain coast live oak woodland and to postpone construction activities until the end of the fledgling season if active raptor nests are found; Mitigation Measures B-8, B-9, and B-10 requires developers to avoid and/or minimize adverse impacts to biological resources consistent with the MSHCP; and Mitigation Measure B-11 requires work corridor surveys to identify active nests for projects with the potential to adversely impact nesting migratory birds. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce impacts to biological resources and implement mitigation measures, as appropriate. The proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development in areas not previously considered, or at a greater intensity/density than identified in the General Plan FEIR. The Housing Element and Public Safety Element policies and programs would not have an impact on existing General Plan policies protecting biological resources.

The revisions to the Housing Element and Public Safety Element would not result in new biological resource impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to biological resources as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

B-1 The City shall require development proposals in all areas inside or adjacent to sensitive habitat areas, designated critical habitat, and MSCHP conservation areas and core linkages as defined by the U.S. Fish and Wildlife Service, the California Department of Fish and Game and the Multiple Species Habitat Conservation Plan, to provide detailed biological assessments to determine the potentially significant impacts of the project and mitigate significant impacts to a level below significance (General Plan Implementation Program OS- 9).

B-2 The City shall require the establishment of open space areas that contain significant water courses, wildlife corridors, and habitats for rare or endangered plant and animal species, with first priority given to the core linkage areas identified in the MSHCP (General Plan Implementation Program OS-10).

B-3 The City shall require appropriate resource protection measures to be prepared in conjunction with specific plans and subsequent development proposals. Such requirements may include the preparation of a Vegetation Management Program that addresses landscape maintenance, fuel modification zones, management of passive open space areas, provision of corridor connections for wildlife movement, conservation of water courses, rehabilitation of biological resources displaced in the planning process, and use of project design, engineering, and construction practices that minimize impacts to sensitive species, MSHCP conservation areas, and designated critical habitats (General Plan Implementation Program OS-11).

B-4 The City will evaluate and pursue the acquisition of areas with high biological resource significance. Such acquisition mechanisms may include acquiring land by development agreement

or gift; dedication of conservation, open space, and scenic easements; joint acquisition with other local agencies; transfer of development rights; lease purchase agreements; State and federal grants; and impact fees/mitigation banking (General Plan Implementation Program OS-12).

B-5 The City shall use the resources of national, regional, and local conservation organizations, corporations, associations, and benevolent entities to identify and acquire environmentally sensitive lands, and to protect water courses and wildlife corridors (General Plan Implementation Program OS-13).

B-6 The City shall continue to participate in multi-species habitat conservation planning, watershed management planning, and water resource management planning efforts (General Plan Implementation Program OS-14).

B-7 The City shall require project developers to retain coast live oak woodland, including oaks within new development areas, and shall require surveys of all coast live oak trees prior to construction to determine if any raptor nests are present and active. If active nests are observed, postponement of construction activities until the end of the fledgling season is required. The City shall apply the following guidelines adapted from the Riverside County Oak Tree Management Guidelines:

- Construction and development activities will be avoided within the root zone (e.g., encompassing an area one-third larger than the drip line of an oak tree)
- Landscaping, trenching, or irrigation systems will be avoided within the root zone
- Land uses that will cause excessive soil compaction within the root zone will be avoided
- Manufactured slopes will not be located within the root zone
- Redirection of surface moisture which alters the soil moisture within the root zone for an extended period of time will be avoided
- Filling around the bases of oak trees will be avoided through sedimentation and siltation control
- Dying oak trees will be retained in place unless determined to pose a health or safety hazard
- Relocation of trees will not constitute mitigation
- Oak protection will be oriented toward protection of the life cycle of oak trees and woodland (General Plan Implementation Program OS-32).

B-8 The City will require project proponents to minimize impacts to Coastal sage scrub, Riversidean alluvial fan sage scrub, chaparral, and non-native grassland consistent with the MSCHP. Such mitigation measures will include, but are not limited to: on-site preservation, off-site acquisition of mitigation land located within the City and inside MSHCP conservation areas, and habitat restoration of degraded sage scrub vegetation that increases habitat quality and the biological function of the site (General Plan Implementation Program OS-33).

B-9 The City shall require project proponents to avoid adverse impacts to Riparian Scrub, Woodland, and Forest and Water vegetations communities to the maximum extent possible. Mitigation consistent with the MSHCP, and future mitigation ratios established by the City will be required, including, but not limited to: wetland creation in upland areas, wetland restoration that re-establishes the habitat functions of a former wetland, and wetland enhancement that improves

the self-sustaining habitat functions of an existing wetland. Mitigation measures will be required to achieve “no net loss” of wetland functions and values (General Plan Implementation Program OS-34).

B-10 The City shall review development-associated impacts to MSHCP conservation areas for consistency with the MSHCP reserve and buffer development requirements, and shall require compliance with the following MSHCP Urban/Wildlife Interface Guidelines:

- *Drainage*: Proposed developments in proximity to MSHCP conservation areas shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP conservation areas is not altered in an adverse way when compared to existing conditions. Measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP conservation areas. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP conservation areas. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.
- *Toxics*: Land uses proposed in proximity to the MSHCP conservation area that use chemicals or generate byproducts (such as manure) that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP conservation area. Measures such as those employed to address drainage issues shall be implemented.
- *Lighting*: Night lighting shall be directed away from the MSHCP conservation area to protect species within the MSHCP conservation area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient light levels within the MSHCP conservation area do not increase.
- *Noise*: Proposed noise generating land uses affecting the MSHCP conservation area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP conservation area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP conservation area should not be subject to noise that would exceed residential noise standards.
- *Invasives*: When approving landscape plans for proposed development adjacent to the MSHCP conservation area, the City shall require revisions to landscape plans to avoid the use of invasive species defined within the MSHCP for the portions of development adjacent to the conservation area.
- *Barriers*: Proposed land uses adjacent to the MSHCP conservation area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in the conservation area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

- *Grading/Land Development:* Manufactured slopes associated with proposed site development shall not extend into the MSHCP conservation area (General Plan Implementation Program OS-35).

B-11 The City shall require work corridor surveys to identify active nests for projects with the potential to adversely impact nesting migratory birds, as defined under the Migratory Bird Treaty Act (MBTA). Development projects shall avoid active nests and, if necessary, require seasonal timing constraints for riparian habitat clearing and an MBTA Special Purpose permit prior to the removal of active nests of MBTA covered species (General Plan Implementation Program OS-36).

4.5 CULTURAL RESOURCES

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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 formal cemeteries?				X		

General Plan FEIR Conclusions

- Development pursuant to the General Plan will occur mostly on vacant sites within the Planning Area that do not contain existing structures, as well as within currently urbanized Mixed-Use Overlay Areas and Village Centers identified in the Land Use Element. The General Plan strives to preserve existing historic resources through the maintenance of a historic properties inventory, assistance to property owners in seeking State and/or federal registration and appropriate zoning for historic sites and assets, and acquisition and preservation of historical buildings for public facilities in accordance with the Old Town Specific Plan when possible. The General Plan also calls for an integrated approach to historic preservation in coordination with other affected jurisdictions, agencies, and organizations for areas within the Planning Area and surrounding region that seeks to establish linkages between historic sites or buildings with other historic features such as roads, trails, ridges, and seasonal waterways. Nevertheless, Small urban infill development or redevelopment projects that are not subject to discretionary review by the City may also occur that could involve the removal or alteration of existing structures with historical value or significance elsewhere within City limits. The General Plan FEIR determined that implementation of mitigation measures would minimize impacts to historic resources from adoption and implementation of the General Plan.
- Portions of the Planning Area contain known archaeological and paleontological resources. Implementation of the General Plan is expected to result in new development in vacant areas where no structures currently exist, as well as infill development within focus areas located throughout the Planning Area. Therefore, the General Plan Open Space/Conservation Element calls for the City to work to preserve or salvage potential archeological and paleontological resources on sites proposed for future development through the development review and mitigation monitoring processes, as well as maintain

an inventory of areas with archaeological/paleontological sensitivity, and historic sites in the Planning Area. However, unknown archaeological sites, structures, and fossils may be unearthed during excavation and grading activities for specific projects. Mitigation measures are required, which would reduce potential impacts to previously undiscovered archaeological and paleontological resources to a less than significant level.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to historic and archeological resources and human remains. Further, General Plan FEIR Mitigation Measure CR-1 requires appropriate surveying and documentation of findings prior to ground-disturbing activities; effective mitigation where development may affect archaeological or paleontological resources; monitoring by a qualified archeologist or paleontologist where the probable presence of resources is identified; implementation of measures for preservation or salvage of resources; and reporting to the City to avoid or minimize impacts to archaeological or paleontological resources. General Plan FEIR Mitigation Measure CR-2 calls on the City to enter into a Memorandum of Agreement with the Eastern Information Center of the University of California, Riverside to establish procedures for reviewing the archaeological sensitivity of sites proposed for development. General Plan FEIR Mitigation Measure CR-3 calls on the City to continue to implement a historic preservation ordinance in the Old Town area and General Plan FEIR Mitigation Measure CR-4 seeks to increase protections for historically significant sites. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to cultural resources and implement mitigation measures, as appropriate. The proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development in areas not previously considered or at a greater intensity/density than identified in the General Plan FEIR. The Housing Element and Public Safety Element policies and programs would not have an impact on existing General Plan policies protecting cultural resources.

The revisions to the Housing Element and Public Safety Element would not result in new cultural resource impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to cultural resources as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

CR-1 The City shall use the development and environmental review process to:

- a. Ensure that appropriate archaeological and paleontological surveying and documentation of findings is provided prior to project approval.
- b. Require effective mitigation where development may affect archaeological or paleontological resources.

- c. Require that an archaeologist or paleontologist be retained to observe grading activities in areas where the probable presence of archaeological or paleontological resources is identified.
- d. Enforce CEQA provisions regarding preservation or salvage of significant archaeological and paleontological sites discovered during construction activities.
- e. Require monitoring of new developments and reporting to the City on completion of mitigation and resource protection measures (General Plan Implementation Program OS-26).

CR-2 The City shall enter into a Memorandum of Agreement with the Eastern Information Center of the University of California, Riverside to establish procedures for reviewing the archaeological sensitivity of sites proposed for development (General Plan Implementation Program OS-37).

CR-3 The City shall continue to implement a historic preservation ordinance in the Old Town area to protect historically significant buildings, sites, roads/trails, and other landscape elements, and to encourage their re-use, where appropriate. Preservation of other historic resources will also be considered (General Plan Implementation Program OS-27).

CR-4 The City will encourage owners of local sites to apply for recognition in the State Historic Resources Inventory, as Riverside County Landmarks, as State Points of Historic Interest, as State Landmarks, and as sites on the National Register of Historic Places, as deemed necessary (General Plan Implementation Program OS-27).

4.6 ENERGY

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

Since certification of the General Plan FEIR, the CEQA Guidelines Appendix G Checklist has been revised to include a discreet category for Energy impacts. The topic of energy is addressed in the General Plan FEIR's Utilities and Service Systems section.

- Southern California Edison (SCE) will construct additional electricity facilities as necessary to meet increased demand. Individual development projects proposed pursuant to the General Plan will be required to assess project impacts during the environmental review process to ensure that SCE has sufficient electricity supplies to meet demand. Additionally, new developments will be required to comply with the current energy performance standards of the California Energy Code, Part 6 of the California Building Standards Code (Title 24).

The Gas Company will work with the community as new developments are proposed to construct additional natural gas infrastructure as necessary to meet demand. Individual development projects proposed pursuant to the General Plan will be required to assess project impacts during the environmental review process to ensure that the Gas Company has sufficient natural gas supplies to meet demand.

Proposed General Plan goals, policies, and implementation programs address the impact of new development to energy services. The General Plan emphasizes the efficient development and use of modern technologies that can minimize energy demand and consumption. To ensure that future energy supplies are available to support additional development pursuant to the General Plan, mitigation measures are required. With implementation of mitigation, the General Plan FEIR concluded impacts on energy supplies will be less than significant.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to energy resources. In addition, the Housing Element includes Program 11: Energy Conservation and Energy Efficiency, which calls on the City to review the General Plan to determine if updates are needed to support and encourage energy efficiency in existing and new housing. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts to energy resources. The proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development in areas not previously considered or at a greater intensity/density than identified in the General Plan FEIR. Further, General Plan FEIR Mitigation Measures USS-6 through USS-9 ensure regional coordination with energy facilities, compliance with California State Energy Regulation requirements, and encourage the conservation of energy resources. The Housing Element and Public Safety Element policies and programs would not have an impact on existing General Plan policies addressing energy resources.

The revisions to the Housing Element and Public Safety Element would not result in new energy resource impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to energy resources as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

USS-6 The City shall coordinate with Southern California Edison, the Southern California Gas Company, and other responsible companies to provide for the continued maintenance, development, and expansion of electricity and natural gas systems (General Plan Implementation Program GM-11).

USS-7 The City shall participate in the formation of regional siting plans and policies for energy facilities (General Plan Implementation Program OS-15).

USS-8 The City shall implement land use and building controls that require new development to comply with the California State Energy Regulation requirements (General Plan Implementation Program OS-17).

USS-9 The City shall 1) enforce all current residential and commercial California Energy Commission energy conservation standards, 2) encourage public institutions to use high-efficiency heating and cooling systems, advanced lighting systems, and passive solar systems to reduce energy use; and 3) adopt project-related energy conservation guidelines that are incorporated within the development approval process to promote and require conservation strategies as development occurs (General Plan Implementation Program OS-18).

4.7 GEOLOGY AND SOILS

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:						
<ul style="list-style-type: none"> 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. Strong seismic ground shaking? Seismic-related ground failure, including liquefaction? 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		

General Plan FEIR Conclusions

- Temecula is located in a seismically active area. Projects developed pursuant to General Plan land use policies will expose additional people and structures to groundshaking hazards associated with earthquakes. Any groundshaking that will occur will be similar throughout the City and is not considered an unusual or unique risk. Per City and State building codes, all new development will be required to incorporate appropriate design and construction measures to guard against groundshaking hazards. All projects and structures will be constructed in compliance with existing seismic safety regulations of the California Uniform Building Code, which requires the use of site-specific engineering and construction standards identified for each class of seismic hazard. The General Plan Public Safety Element includes goals, policies and programs that direct the City to identify and mitigate adverse impacts of ground surface rupture at the project level, to apply and enforce seismic design standards and building construction codes for new development, and to monitor the potential for seismic events. The General Plan FEIR determined impacts will be less than significant with implementation of these policies and mitigation measures.
- Seismic activity along regional faults create the potential for groundshaking impacts within the Planning Area. Portions of the Planning Area are underlain with weak, semi-consolidated bedrock and loose, unconsolidated and often saturated alluvial sediments. These soil types have the potential to liquefy or collapse in the event of a major groundshaking event. The fine-grained components of the bedrock units are potentially expansive. The weak soil, combined with steep slopes and saturated drainage channels, make areas of Temecula susceptible to landslides and mudflows. The General Plan Public Safety Element includes goals, policies and programs that direct the City to identify and mitigate potential adverse impacts of liquefaction and landslides at the project level, to apply and enforce seismic design standards and building construction codes for new development, to work with property owners to remediate hazardous buildings, and to establish development management techniques to lessen the potential for erosion and landslides. The City requires geological and geotechnical investigations on properties where new development is proposed and seismic and geologic hazards are of concern. Liquefaction assessment studies are also required in areas identified as susceptible to liquefaction. According to the General Plan FEIR, compliance with General Plan Safety Element goals and policies and implementation of existing regulations will ensure that impacts can be avoided. Impact will be less than significant through the application of these policies and continued standard permit review and building practices.

During the construction phase of development projects consistent with General Plan policies, grading could temporarily expose soil surfaces to erosion through stormwater runoff and wind. Long-term soil loss could also occur from the increased peak flows and total runoff produced by paved or landscaped surfaces in the Planning Area. Uncontrolled flows could result in scouring or down-cutting of stream channels in sections where runoff velocities and volumes are high. The General Plan Public Safety Element includes goals, policies, and programs that direct the City to establish development management techniques to lessen the potential for erosion and landslides. Development activities may lead to increased erosion or loss of top soil and the General Plan FEIR includes mitigation measures to reduce the impact to a level below significance.

Analysis of Modified Project

The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts associated with geology and soils. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts associated with geology and soils, including preparation of site-specific geotechnical analysis and required compliance with the Temecula Municipal Code. The Public Safety Element Update would not modify the existing land use plan or allow for development in areas not previously considered or at a greater intensity/density than identified in the General Plan FEIR. The proposed Public Safety Element would continue to provide policies specific to reducing potential risks associated with geologic hazards within the City. Further, General Plan FEIR Mitigation Measures GS-1 and GS-2 ensure the City would continue to monitor fault information and categorize according to risk. General Plan FEIR Mitigation Measure GS-3 requires hillside development standards and the use of property soil management and grading techniques in accordance with geotechnical engineering standards. The Housing Element and Public Safety Element policies and programs would not have an impact on existing General Plan policies regarding geology and soils.

The proposed amendment to the Public Safety Element includes current information regarding fire hazard planning and emergency preparedness, as well as an evaluation of evacuation routes in hazard areas. Proposed policies would continue to promote development consistent with the adopted land use policy that considers natural and human-induced hazards and the overall safety of Temecula's residents.

The revisions to the Housing Element and Public Safety Element would not result in new impacts to geology and soils beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to geology and soils as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

GS-1 The City shall work with the County of Riverside and California Geological Survey to monitor and compile information on faults located within the Planning Area (General Plan Implementation Program PS-4).

GS-2 The City shall develop a Land Use Suitability Matrix for Alquist-Priolo Earthquake Fault Zones and County Fault Hazards Zones. The matrix will categorize land uses according to risk and develop restrictions for these uses within the Zones (General Plan Implementation Program PS-4).

GS-3 The City shall: 1) prepare and adopt hillside development standards for site development and drainage that work to control runoff for erosion control and water quality purposes; 2) implement a Hillside Grading Ordinance; 3) require the use of proper soil management techniques to reduce erosion, sedimentation, and other soil-related problems; and 4) implement a grading ordinance to ensure that grading associated with new development projects is conducted in accordance with appropriate geotechnical engineering standards (General Plan Implementation Programs OS-21, PS-5 and PS-16).

4.8 GREENHOUSE GAS EMISSIONS

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?						
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?						

General Plan FEIR Conclusions

The Final EIR does not include a stand-alone Greenhouse Gas Emissions analysis section.

Analysis of Modified Project

In March 2010, the Natural Resources Agency revised Appendix G of the State CEQA Guidelines to include a checklist item relating to a project's impacts relating to Greenhouse Gas Emissions. In particular, Appendix G of the State CEQA Guidelines now includes a checklist item that provides:

VIII. Greenhouse Gas Emissions. Would the project:

- (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The City certified the General Plan Final EIR in 2005, several years before the above checklist item was added to the State CEQA Guidelines. California courts have held that where a new guideline or threshold is adopted after the certification of an EIR, an Addendum to the EIR need not include additional environmental analysis relating to that guideline or threshold where the potential environmental impact at issue in the new guideline or threshold was known or could have been known at the time the EIR was certified. (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 806 [even though State CEQA Guidelines were amended on March 18, 2010 to address greenhouse gas emissions, lead agency's 2010 Addendum to a 1997 EIR did not require analysis of greenhouse gas emissions because "information about the potential environmental impact of greenhouse gas emissions was known or could have been know at the time the 1997 EIR and the 2003 SEIR for the [project] were certified"]; *Concerned Dublin Citizens*

v. City of Dublin (2013) 214 Cal.App.4th 1301, 1319-1320 [“the adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified”]; see also Citizens for Responsible Equitable Environmental Development v. City of San Diego (2011) 196 Cal.App.4th 515, 532.). Because potential impacts relating to Greenhouse Gas Emissions were known or could have been known when the General Plan FEIR was certified in 2005, California law does not require these impacts to be analyzed in this Addendum.

It is noted that the Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City’s RHNA would be consistent with the adopted land use plan and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce GHG emission impacts as a result of new development and construction-related emissions and operational activities. More specifically: the City’s Trip Reduction Program Ordinance allows the City to receive revenues from vehicle registration fees and mandates the provision Trip Reduction Plans for certain employers; the General Plan Air Quality Element, Program AQ-12 promotes alternative fuel vehicles and Programs AQ-7, AQ-9, AQ-11, AQ-13, and AQ-14 promote multi-modal transportation and carpooling to reduce VMT; and the General Plan Circulation Element Programs C-12, C-15, C-16, and C-18 promote multi-modal transportation to reduce VMT. These measures, in addition to compliance with the AQMP, would contribute to the reduction of GHG emissions. Further the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

- In accordance with City, State, and federal requirements, any new development that involves contaminated property will necessitate the clean up and/or remediation of the property in accordance with applicable federal, State, and local requirements and regulations. No construction will be permitted to occur at such locations until a “no further action” or similar determination is issued by the City’s Fire Department, Department of

Toxic Substances Control, Regional Water Quality Control Board, and/or other responsible agency. Compliance with existing regulations will ensure a level of safety to current standards, and the General Plan FEIR concluded impacts will be less than significant.

New development could result in the increased use, transport, and disposal volumes of hazardous materials within the Planning Area. However, the current regulatory environment provides a high level of protection from the hazardous materials manufactured within, transported to and stored in industrial and educational facilities within the Planning Area. The City will continue to enforce disclosure laws that require all users, producers and transporters of hazardous materials and wastes to clearly identify the materials that they store, use or transport, and to notify the appropriate City, county, State and federal agencies in the event of a violation. Compliance with existing regulations will ensure a less than significant impact.

- The General Plan FEIR did not identify any sites in Temecula included on the Department of Toxic Substances Control Hazardous Waste and Substance List (Cortese List) and impacts were determined to be less than significant.
- Temecula has adopted a Multi-Hazard Functional Plan to ensure the effective management of City personnel and resources in responding to emergency situations stemming from natural disasters, technological incidents, and nuclear defense emergencies. The plan includes a responsibility matrix that delineates specific responsibilities to City departments or personnel in the event of an emergency. The plan also includes a comprehensive hazard analysis that addresses the following potential hazards: earthquake, hazardous materials incident, flooding, dam failure, major fire/wildfire, nuclear incident, and transportation incident. The Public Safety Element of the General Plan includes the goal of "an effective response of emergency services following a disaster" (Goal 4, Public Safety Element). Implementation of the General Plan policies, along with the continued implementation of the City's Multi-Hazard Functional Plan, will ensure a less than significant impact with regard to emergency preparedness.
- The General Plan proposes new development within the French Valley Airport area of influence through creation of the Airport Overlay Ordinance. By establishing an overlay area, the City will be able to more strictly control development in the French Valley Airport area of influence. All land use development entitlements within the area of influence must be approved by the Riverside County Airport Land Use Commission; must be consistent with the French Valley Airport County Airport Land Use Compatibility Plan (ALUCP) to protect the public health, safety, and welfare; must ensure continued orderly use of the Airport; and must prevent the creation of new noise and safety problems. Compliance with the existing ALUCP, which is supported by numerous policies within the proposed General Plan, will ensure a less than significant impact.
- Undeveloped areas, such as in the eastern, southern, and southeastern portions of the Planning Area, have greater fire danger due to expansive areas of vegetation to fuel a fire. Any new development in the Planning Area, no matter how limited, will expose additional people and structures to wildland fire hazards. The City's Hazardous Vegetation Ordinance requires every property owner to remove all hazardous or flammable vegetation on the property constituting a fire hazard that may endanger or damage neighboring property. In addition, the Temecula Fire Department and the County of Riverside Fire Department

sponsor outreach and awareness programs to educate residents about fire dangers and why they can do to protect themselves and their homes. The General Plan Public Safety Element includes policies and implementation programs that direct the City to reduce the potential for dangerous fires by concentrating development in previously developed areas where the risk of wildland fire is lower; to protect hillside areas from expansion of the urban-wildland interface; to encourage residents to plant and maintain drought-resistant, fire-retardant landscape species on slopes to reduce the risk of brush fire and soil erosion; and to work with the City Fire Department to control hazardous vegetation. The General Plan FEIR concluded that stringent application of these policies will reduce impacts to a less than significant level.

Analysis of Modified Project

The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts due to hazards or hazardous materials. Additionally, the City's Hazardous Vegetation Ordinance and regional cooperation with the County of Riverside Fire Department reduce potential impacts due to wildland fires.

The proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. Within the Introduction section of the Safety Element, new plans and programs were referenced, including the County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP), the City of Temecula Local Hazard Mitigation Plan (LHMP), and the Riverside County Climate Action Plan (CAP). Fire Hazards discussion was comprehensively updated to include current information regarding the Riverside County Fire Department (RCFD), CalFire, Fire Hazard Severity Zones, and major wildland fires in Temecula. Figure PS-3, Very High Fire Hazard Severity Zones in LRA (as Recommended by CalFIRE) was also added. The City has also included a new discussion related to emergency preparedness and hazard mitigation and identified new objectives to address this topic. Additional information related to the MJLHMP, LHMP, and the County's CAP are also included by reference. In accordance with SB 99, the City conducted an evaluation of evacuation routes serving residential developments in hazard areas. This analysis is presented in a separate background report available on the City's website and the results of the analysis, which found that while residential developers may comply with City of Temecula access standards, several residential areas warrant further study and coordination with RCFD and CalFIRE to ensure residents with limited emergency routes are well-educated on evacuation procedures during emergencies.

No goals, policies or programs from the current Public Safety Element were eliminated as part of this update. Modifications or additions related to natural hazards were made to Policies 1.8 and 1.9 to further support the goal to minimize injury, loss of life, and damage to property resulting from

structural or wildland fire hazards. More specifically, Policy 1.8 supports programs and plans consistent with state law and related to new development in State Responsibility Areas (SRAs) or Very High Fire Hazard Severity Zones (VHFHSZ) and Policy 1.9 directs the City to reduce the risk of wildfire hazards by working with partners and other agencies on projects and programs like community fire breaks; Policy 4.5 directs the City to locate, when feasible, new essential public facilities outside of the VHFHSZ; Policy 4.7 requires the City to coordinate with local, state and federal agency to evaluate and plan for emergency scenarios; Goal 5 states that the City will be a resilient, sustainable, and equitable community where risk resulting from things like climate change will be minimized; Policy 5.1 requires coordination with outside agencies on climate resiliency and adaption strategies; and Policy 5.2 requires the City to monitor climate change-related effects and respond appropriately at the local level.

The revisions to the Housing Element and Public Safety Element would not result in new hazards and hazardous materials impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to hazards and hazardous materials as a result of the proposed Project.

4.10 HYDROLOGY AND WATER QUALITY

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater 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: <ul style="list-style-type: none"> result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or 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		

General Plan FEIR Conclusions

- All new development will be required to comply with existing water quality standards and waste discharge regulations set forth by the Regional Water Quality Control Board, San Diego region. The General Plan FEIR concluded water quality impacts will be less than significant.
- To avoid groundwater depletion, a conjunctive use program has been negotiated among Rancho California Water District (RCWD), Eastern Municipal Water District (EMWD), and Western Municipal Water District to recharge the Murrieta-Temecula groundwater basin and other groundwater basins serving the City. A conjunctive use program was developed to manage the basin, which refers to the planned use of groundwater in conjunction with surface and/or imported water to optimize total water resources and improve water supply reliability. This program allows imported water to be injected into the basin to ensure maintenance of a minimum level of groundwater within the basin and adequate supplies of available water without depleting the wells. The water master determines the safe annual yield based on annual audits of the groundwater basin, including how much water was withdrawn from and recharged to the aquifer. Water service providers must purchase imported water or utilize recycled water supplies based on the water master's yearly determination. Compliance with these existing agreements will ensure a less than significant impact on groundwater resources. To further ensure that groundwater supplies will not be impacted by future development pursuant to implementation of the General Plan, the General Plan FEIR recommends mitigation measures, that although not required, would have the City work with RCWD and EMWD to investigate additional measures to maintain supply and prevent groundwater depletion.

To maintain the maximum level of water available for use and to ensure the quality of its potable water supply, RCWD protects its groundwater sources from two primary sources of contamination: septic tanks and underground storage tanks. Mitigation measures have been included in the General Plan FEIR that require all proposed development projects using septic tanks and subsurface disposal systems for the disposal of wastewater to provide detailed geotechnical analysis of the project site and siting recommendations that will ensure no impact to potable water production wells.

- Development projects implementing General Plan land use policy will affect drainage systems throughout the Planning Area. Increased runoff volumes and speeds may create nuisance flooding in areas lacking adequate drainage facilities. To ensure that adequate flood control capacity is available to support new development, all proposed development projects within the Planning Area are reviewed by the Riverside County Flood Control District. New development projects are required to provide on-site drainage and to pay area drainage fees. Drainage fee revenues are used to support capacity expansion within the local storm drain system. Temecula is a member of the District's Storm Water Clean Water Protection Program and therefore requires all development project applicants to prepare a Storm Water Pollution Prevention Plan (SWPPP) to mitigate water quality impacts during storm events that occur during construction. In addition, all development proposals must prepare a Water Quality Management Plan, including Best Management Practices (BMPs), outlining how the project will minimize water quality impacts during project operation. Compliance with these existing regulations will ensure a less than significant

impact on surface water. The General Plan FEIR also recommends mitigation measures, although not required, to maintain adequate stormwater drainage.

- Each new development will be required to comply with stormwater regulations set forth by the Regional Water Quality Control Board, San Diego region, including NPDES regulations. According to the General Plan FEIR, compliance with existing regulations on a project-by-project basis will reduce potential impact to a less than significant level.
- Temecula contains several FEMA Special Flood Hazard Areas (SFHAs). These areas, corresponding to the 100-year floodplain, have the potential to become flooded when major rainstorms cause streams to overflow. Therefore, specific building standards apply to flood prone areas, including anchoring, building with flood resistant materials, providing adequate drainage paths, and elevating the structure to or above the base flood elevation. The City participates in the National Flood Insurance Program (NFIP), which makes flood insurance available to affected property owners within the 100-year floodplain. The City also reviews development plans for projects within the floodplain to ensure compliance with City and FEMA floodplain development requirements. No development of any kind will be allowed in the floodway portion of the 100-year floodplain. The General Plan FEIR determined implementation of these measures will reduce the risk from flooding to a less than significant level.

Portions of Temecula are subject to flood inundation from dam failure. The City maintains a Dam Inundation Evacuation Plan as part of the Multi-Hazard Functional Plan and coordinates with the State Office of Emergency Services to ensure that dam safety plans reflect the level of development within the community. In addition, the General Plan Public Safety Element includes a policy to "provide and maintain adequate flood control facilities and limit development within the 100-year floodplain and potential dam inundation areas" (Policy 1.6, Public Safety Element). Therefore, the General Plan FEIR determined impacts will be less than significant.

- The Planning Area is not subject to tsunamis due to its inland location and seiches have not historically occurred within the Planning Area; impacts are determined to be less than significant.

Analysis of Modified Project

The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts associated with hydrology and drainage, including preparation of site-specific analysis and required compliance with the Temecula Municipal Code. Further, the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to hydrology and water quality. Additionally, General

Plan FEIR Mitigation Measures HW-1 through HW-7 outline strategies to increase water supply, decrease pollutants, and increase groundwater quality to reduce potential impacts.

The revisions to the Housing Element and Public Safety Element would not result in new hydrology and water quality impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to hydrology and water as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

HW-1 The City will work with the water districts to promote water conservation and ultimately reduce the demand for peak-hour water supply wastewater capacity, review the adopted Uniform Building Code, and require water conservation measures to reduce water consumption. Such measures may include, but are not limited to, the use of plumbing fixtures that reduce water use, low-flow toilets, drip irrigation systems, and xeriscape landscaping that maximizes the use of drought-tolerant plant species (General Plan Implementation Program OS-4).

HW-2 The City shall review individual development projects to ensure that adequate stormwater detention facilities are provided to accommodate surface water runoff generated by the project, and where needed, incorporate detention of stormwater runoff at the point of origin (General Plan Implementation Program OS-6).

HW-3 The City will require drought-tolerant landscaping in new development and where feasible, will require incorporation of reclaimed water systems within landscape irrigation plans (General Plan Implementation Program OS-7).

HW-4 The City will implement, where appropriate, Water Resource Management Guidelines drafted by the subcommittee comprised of Eastern Municipal Water District and local jurisdictions (General Plan Implementation Program OS-8).

HW-5 The City shall prohibit the use of underground storage tanks and conventional septic tanks/subsurface disposal systems in any area designated within Zone A of a U.S. Environmental Protection Agency wellhead protection area (General Plan Implementation Program GM-13).

HW-6 The City shall require all proposed development projects using septic tanks and subsurface disposal systems for the disposal of wastewater to provide detailed geotechnical analysis of the project site and siting recommendations in accordance with the EPA's Design Manual for On-site Wastewater Treatment and Disposal Systems that will ensure no impact to potable water production wells in any area designated within Zone A of a U.S. Environmental Protection Agency wellhead protection area (General Plan Implementation Program GM-13).

HW-7 Proposed developments shall incorporate measures, including measures required by the City pursuant to the National Pollutant Discharge Elimination System (NPDES) Permit, to ensure that the quantity and quality of runoff discharge does not cause or contribute to the violation of water quality standards. Measures shall be required to avoid discharge of untreated surface runoff from developed and paved areas. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements. This can be

accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping or treatment devices. Regular maintenance shall occur to ensure effective operations of runoff control systems (General Plan Implementation Program OS-5).

4.11 LAND USE AND PLANNING

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

- The majority of undeveloped land in the Planning Area is located north of Temecula in the sphere of influence and no physical division would result from development pursuant to the General Plan; no impact will occur.
- Implementation of the General Plan may conflict with other land use plans and policies that apply within the Planning Area. The updated Southwest Area Plan envisions substantial amounts of new development surrounding Temecula. The City's General Plan Land Use Policy Map incorporates the Southwest Area Plan (SWAP) recommended uses for unincorporated areas, and no direct conflicts result. However, development in unincorporated areas pursuant to the SWAP, particularly within the French Valley area, will result in significant impacts on traffic, air quality, and resources that are beyond the City's ability to control. Without annexation, projects would continue to be approved by the County, and may not adequately reduce impacts to the City's roadway infrastructure and natural resources to the extent that they would if under the City's jurisdiction, fully subject to policies and implementation programs within the General Plan. Thus, the City has developed a land use plan for the French Valley Area, and has designated this area as a Future Growth Area. This part of the land use plan is substantially similar to the County General Plan in this area. The General Plan FEIR includes mitigation that describes annexation requirements for surrounding areas.

The General Plan may conflict with provisions of the City Development Code and Riverside County Zoning Ordinance, particularly with regard to land use designation/zoning consistency. Mitigation measures are included in the General Plan FEIR that require the City to review and update the Development Code to be consistent with the updated General Plan. Also, whenever the City annexes lands rezoning will occur to achieve General Plan/zoning consistency. The General Plan FEIR concluded impacts can be reduced to a less than significant level with these actions.

The ALUCP for French Valley Airport establishes an area of influence surrounding the Airport. The Riverside County Airport Land Use Compatibility Plan Policy Document's Compatibility Criteria for Land Use Actions section delineates the criteria for assessing whether a land use plan, ordinance, or development proposal is to be judged compatible with a nearby airport. Accordingly, the General Plan includes Goal 8, and related policy 8.3 and implementation program LU-24 to assure that implementation of the Plan will not adversely impact French Valley airport operations. Implementation of the General Plan policies and programs will ensure that development pursuant to the General Plan within the French Valley Airport area of influence does not conflict with the current County ALUCP for French Valley Airport. Implementation Program LU-24 is required as a mitigation measure to ensure consistency between the General Plan and ALUCP. Impact will be less than significant with implementation of this measure.

The SCAG Regional Comprehensive Plan and Guide (RCPG) contains policies applicable to the General Plan. The General Plan is consistent with the applicable SCAG RCPG policies. Additionally, SCAG's Regional Transportation Plan (RTP) includes several policies relevant to Temecula. The proposed General Plan is consistent with and does not conflict with applicable RTP policies. The General Plan is consistent with the Regional Comprehensive Plan and Guide administered by SCAG. Impact is less than significant. No mitigation is required.

Development pursuant to the General Plan may result in annexations of lands, as well as additional public service needs in areas located within Temecula's sphere of influence. In addition, reorganization of service districts within the sphere of influence may be necessary to provide the required services efficiently and effectively, in keeping with General Plan policies expressed the Growth Management/Public Facilities Element. Such activities may conflict with established Riverside County LAFCO plans and priorities. This represents a significant impact, and mitigation is required. General Plan FEIR mitigation measures include: 1) describe annexation requirements for surrounding areas, and 2) require the City to cooperate with Riverside County LAFCO and the County of Riverside to direct growth outside the City limits to the French Valley Future Growth Area, on lands that are served or are planned to be served with a full range of urban services, such as public water and sewer, local and regional road networks demonstrating adequate capacity, safety and emergency response services, parks, trails and open spaces. The General Plan FEIR concluded impacts will be less than significant with implementation of these measures.

In compliance with California Water Code Section 10910-10915, all future development projects pursuant to the proposed General Plan that meet criteria specified in the law are required to determine whether projected water supplies available during normal, single-dry, and multiple-dry water years will be sufficient to satisfy demands of the proposed project, in addition to existing and planned future uses. No major development project will be permitted to proceed unless required determinations can be made. Compliance with existing regulations will minimize the potential for impact.

Development pursuant to the General Plan Land Use Element could be inconsistent with some of the development standards outlined in currently adopted specific plans, particularly

those under the jurisdiction of the County of Riverside within the City's sphere of influence. To avoid conflict, mitigation measures are included that: 1) describe annexation requirements for surrounding areas, 2) require the City to periodically review and update the General Plan Land Use Policy Map, and to review and update the Development Code and Specific Plans to be consistent with the updated General Plan and 3) require the City to continue to implement the procedures, requirements, and contents of specific plans contained in the Development Code. Impact will be less than significant with implementation of these measures.

Analysis of Modified Project

The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. Potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use plan and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Further, the Public Safety Element would not result in any modifications to existing land use designations or modify any General Plan policies or programs specific to land use and planning. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with land use policies and programs. The Temecula General Plan includes policies and programs to reduce potential impacts resulting from new development and intensification of land uses.

The revisions to the Housing Element and Public Safety Element would not result in new land use and planning impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to land use and planning as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

LUP-1 The City shall require preparation of an annexation plan and fiscal analysis prior to annexation of new areas to the City. Within the annexation plan, applicants must show how adequate levels of public services and facilities will be provided to serve the new development, without reducing service levels for currently urbanized areas. The fiscal analysis shall determine the impact that additional development will have on current Temecula neighborhoods and on the community as a whole, including any impact fees necessary to offset public costs caused by the proposed project, and shall include an examination of fiscal and service impacts of the proposed project on roads, water, sewer, storm water runoff, fire, police, schools, libraries and other community facilities (General Plan Implementation Program LU-15).

LUP-2 The City shall review implementation of the General Plan and Land Use Policy Map to ensure consistency is maintained between the General Plan and the Development Code (General Plan Implementation Program LU-1).

LUP-3 The City shall review and update the Development Code to ensure consistency with the General Plan (General Plan Implementation Program LU-3).

LUP-4 The City shall implement and update as necessary the Redevelopment Plan to establish consistency with the General Plan and amended Development Code (General Plan Implementation Program LU-11).

LUP-5 The City shall ensure consistency with the County Airport Land Use Compatibility Plan (ALUCP) for French Valley Airport through the following measures:

- a. The City shall review development projects within the French Valley Airport area of influence, and participate in any future updates to the ALUCP and Master Plan for the Airport, in conjunction with the Riverside County Airport Land Use Commission.
 - b. The City shall require project proponents to obtain aviation easements as required by the ALUCP to ensure that landowners acknowledge potential impacts associated with aircraft.
- (General Plan Implementation Program LU-24)

LUP-6 The City shall review and update the Five-Year Capital Improvement Program (CIP) on an annual basis to achieve consistency with improvements identified within the General Plan, and to meet changing needs, priorities, and financial conditions (General Plan Implementation Program LU-17).

LUP-7 The City shall cooperate with Riverside County LAFCO and the County of Riverside to direct growth outside the City limits to the French Valley Future Growth Area, on lands that are served or are planned to be served with a full range of urban services, such as public water and sewer, local and regional road networks demonstrating adequate capacity, safety and emergency response services, parks, trails and open spaces (General Plan Implementation Program LU-16).

LUP-8 The City shall continue to implement the procedures, requirements and contents of specific plans contained in the Development Code. Properties under single ownership or multiple ownership which are generally over 100 acres will utilize the specific plan or village center plan as an implementation tool. Private landowners or the City may undertake the preparation or amendment of a specific plan, in accordance with Government Code Section 65450. Specific plans shall include the location of land uses; standards to regulate height, bulk and setback limits; standards for constructing proposed streets; standards for population density and building intensity; standards for conservation and management of natural resources; and implementation provisions to carry out the Open Space/Conservation Element (General Plan Implementation Program LU-5).

4.12 MINERAL RESOURCES

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

- According to the California Geological Survey, no known mineral resources exist in Temecula. Development pursuant to the General Plan will not result in the loss of a known mineral resource. The General Plan FEIR concluded no impact will result.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Further, the Public Safety Element would not result in any modifications to existing and use designations or modify any General Plan policies or programs specific to mineral resources. The City reviews development proposals to ensure that mineral resources are conserved in compliance with the General Plan Open Space/Conservation Element and CEQA requirements.

The revisions to the Housing Element and Public Safety Element would not result in new mineral resources impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to mineral resources as a result of the proposed Project.

4.13 NOISE

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project result in:						
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		

General Plan FEIR Conclusions

- Long-term implementation of the General Plan could expose persons to excessive groundborne vibration and/or noise. Problems could arise in cases where noise-producing uses are located immediately adjacent to sensitive uses. In addition, construction-related activities will be short-term sources of groundborne noise that could affect occupants of neighboring uses. These are potentially significant impacts at the project level, and the General Plan FEIR concludes mitigation is required.
- Transportation-related noise is the strongest contributor to ambient noise levels within the Temecula Planning Area. Nearly all of the roadway segments will carry additional trips in the future, which will produce additional noise. In some portions of the community, the 60 dB noise contour could expand by as much as 395 feet. In addition, new transportation facilities shown on the City's Roadway Plan will contribute new sources of noise. The General Plan EIR determined these increases in permanent ambient noise levels are considered a significant impact, and mitigation is required.

Long-term implementation of the General Plan creates capacity for additional development within the Planning Area, which could result in substantial temporary or periodic increases in ambient noise levels due to construction activities. Although construction-related noise will be short term for each specific construction project and will cease upon completion of construction, the cumulative impact over time could be significant at specific locations.

Upon implementation of mitigation measures, the General Plan FEIR concluded impacts will be less than significant.

- The Land Use Policy Map and implementing zoning regulations restrict development of intensive new uses within airport influence areas. Development controls within the City's Development Code include limiting development within areas subject to high noise levels and limiting the intensity and height of development within aircraft hazard zones. These controls are consistent with the ALUCP for French Valley Airport, adopted by the ALUC, which designates airport influence areas and zones for every airport in Riverside County, and provides a series of policies and compatibility criteria to ensure that both aviation uses and surrounding areas may continue. The General Plan Noise Element includes goals and policies that direct the City to comply with the French Valley ALUCP. Ongoing compliance with the ALUCP and implementation of General Plan policy will ensure a less than significant impact.

Analysis of Modified Project

The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts associated with noise, including preparation of site-specific analysis and required compliance with the Temecula Municipal Code. The proposed amendment to the Public Safety Element would not modify the existing land use plan or modify General Plan policies or programs specific to noise. The Temecula General Plan includes policies and programs to reduce potential impacts to ambient noise levels as a result of groundborne vibration or exposure to excessive noise levels. Further, General Plan FEIR Mitigation Measures N-1 through N-5 ensure review and enforcement of noise standards on new and existing development, development of noise impact guidelines, and require construction activities to reduce potential impacts related to noise.

The revisions to the Housing Element and Public Safety Element would not result in noise impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to noise as a result of the proposed Project.

General Plan FEIR Mitigation Measures: Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

N-1 The City will review residential and other noise-sensitive development proposals to ensure that noise standards and compatibility criteria are met, and will require incorporation of noise-mitigating features identified in acoustical studies prepared for development projects including, but not limited to, the following measures identified in the Noise Element (General Plan Implementation Programs N-1, N-3, N-5 and N-7).

- Use of building setbacks to increase distance between noise sources and receivers
- Placing noise tolerant land uses such as parking lots, maintenance facilities, and utility areas between noise sources and receptors.
- Orienting or clustering buildings to shield outdoor spaces from noise sources.
- Placing bedrooms on the side of a house, facing away from major roadways.
- Placement of noise tolerant rooms (e.g. garages, bathrooms and kitchens) to shield noise-sensitive portions of homes.
- Use of additional insulation and double-pane windows when bedrooms cannot be located on the side of a house away from a major roadway.
- Avoid placement of balconies facing major travel routes.

N-2 Where architectural design treatments described in Mitigation Measure N-1 fail to adequately reduce adverse noise levels or will significantly increase the costs of land development, the City will require the combined use of noise barriers and landscaped berms (General Plan Implementation Program N-7).

N-3 The City will require all non-emergency construction activity to comply with the limits (maximum noise levels, hours and days of activity) established in State and City noise regulations (Title 24 California Code of Regulations, Temecula Development Code and Chapter ~~8.32~~ 9.20 of the Municipal Code), and will require proposed industrial or commercial projects located near residential areas to demonstrate that the project, when constructed, will meet City noise reduction requirements (General Plan Implementation Program N-2).

N-4 During review of development applications, the City will consider the noise and vibration impacts of the proposed land use on current or planned adjacent uses (General Plan Implementation Program N-4).

N-5 The City will 1) incorporate noise control measures, such as sound walls and berms, into roadway improvement projects to mitigate impacts to adjacent development; 2) provide noise control for City streets within the Planning Area experiencing unique noise problems; 3) use the ultimate roadway capacity at LOS C and the posted speed limit to estimate maximum future noise impacts; and 4) Coordinate with the Riverside County Sheriff's Department and the California Highway Patrol to enforce the California Vehicle Code noise standards for cars, trucks, and motorcycles (General Plan Implementation Program N-8).

4.14 POPULATION AND HOUSING

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

- General Plan land use policy establishes capacity for 25,005 net new housing units and 36.2 million net new square feet of nonresidential development. To accommodate the anticipated population increase, the General Plan Land Use Element directs most new development into the French Valley Future Growth Area. The Land Use Element also includes policies that encourage development of mixed-use projects within three established Mixed-Use Overlay Areas to promote infill development and redevelopment of vacant/underutilized sites and aging commercial developments. In addition, Land Use Element policies establish a number of strategies designed to preserve rural areas and protect existing single-family residential neighborhoods. Given historical growth patterns and growth management policies contained within the General Plan, implementation of the Plan will not substantially increase population beyond that already projected to occur within the Planning Area. Further, the General Plan is consistent with SCAG's growth management policies. The General Plan FEIR concluded impacts will be less than significant.
- The General Plan will allow the development of a variety of uses on currently undeveloped land. However, this new development will not displace substantial numbers of housing units or people and no impact will result.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Additionally, the proposed amendment to the Public Safety

Element and the EJ Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. Future housing development, consistent with the Temecula General Plan, would be reviewed for consistency with policies and programs aimed to reduce potential impacts associated with substantial unplanned population growth and displacement.

The revisions to the Housing Element and Public Safety Element would not result in housing and population impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to population and housing as a result of the proposed Project.

4.15 PUBLIC SERVICES

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
<p>a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • Fire protection? • Police protection? • Schools? • Parks? • Other public facilities? 				X		

General Plan FEIR Conclusions

- Development projects anticipated to occur pursuant to General Plan policy will result in increased demand for fire and police protection services and facilities, as well as increased demand for water resources for fire protection and other emergencies. This represents a significant impact. The Fire Department conducts final construction plan check reviews and issues certificates of occupancy for all new development projects. Projects within the City limits are also required to pay Development Impact Fees (DIF) to fund the expansion of fire protection and emergency services. General Plan FEIR mitigation measures are required to reduce impact to a level below significance. The specific environmental impacts of constructing fire and police stations in the City cannot be determined at this level of analysis because no specific projects are proposed. However, the Riverside County Fire Department and Riverside County Sheriff's Department will require project-level analysis of impacts prior to approving occupancy certificates.
- Residential development projects anticipated to occur pursuant to General Plan policy will result in demand for new or expanded education facilities to adequately accommodate new students. Payment of alternative school fees will be used to offset the cost to Temecula Valley Unified School District (TVUSD) of providing education facilities to future students. The environmental effects of expansion, construction, and operation of additional school facilities will be evaluated by TVUSD in its efforts to plan for construction of new schools or

expansion of existing facilities. SB 50 states that for CEQA purposes, payment of fees to the affected school district reduces school facility impacts to a less than significant level.

- Residential development projects anticipated to occur pursuant to General Plan policy will result in demand for library resources beyond provided by the new Temecula Public Library. Even with the opening of the new library, the new development associated with implementation of the General Plan will require the construction of new or expanded library facilities. According to the General Plan FEIR, mitigation measures would be required to reduce the impact to less than significant. The specific impacts of constructing new library facilities in the Planning Area cannot be determined at this first-tier level of analysis because no specific project is proposed. However, Riverside County Library District will be required to conduct project-level analysis of potential impacts.
- Sufficient acreage to meet the needs of existing residents is anticipated by the year 2013 through the acquisition and dedication of parks and school facilities within identified specific plan areas. However, new development projects pursuant to the General Plan will result in increased use of existing neighborhood and regional parks, other recreational facilities, and trails that may cause or accelerate substantial physical deterioration of these facilities. The General Plan EIR includes mitigation measures to reduce the impact to less than significant.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. Potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses. Further, the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to public services as a result of new development and intensification of land uses. Further, General Plan FEIR Mitigation Measures PSR-1 and PSR-2 ensure acceptable service ratios and response times of police, fire, and emergency medical services. General Plan FEIR Mitigation Measures PSR-3 and PSR-4 ensure adequate funding and level of service for community libraries. General Plan FEIR Mitigation Measures PSR-5 through PSR-7 ensures adequate parkland for residents, provides for a funding source for parks, and promotes recreational and bicycle facilities.

The Public Safety Element update includes current information regarding fire hazard planning and emergency preparedness, as well as an evaluation of evacuation routes in hazard areas. Proposed policies would continue to promote development consistent with the adopted land use policy that considers natural and human-induced hazards and the overall safety of Temecula's residents, including the provision of adequate services and facilities.

The revisions to the Housing Element and Public Safety Element would not result in public services impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to public services as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

PSR-1 The City will periodically evaluate levels of sheriff, fire and emergency medical services, based on changes in population and development, and will: 1) provide a minimum of one full-time officer per 1,000 residents for police protection services; 2) maintain facilities, staffing, and equipment necessary to maintain a five-minute response time for 90 percent of all emergencies; and 3) implement new programs to meet the changing needs of residents (General Plan Implementation Program GM-4).

PSR-2 As part of the development review process, the City will require new development projects to address fire and police protection proactively, through all-weather access street design, orientation of entryways, siting of structures, landscaping, lighting, and other security features; and will require illuminated addresses on new construction (General Plan Implementation Program GM-5).

PSR-3 The City will identify and solicit funding from additional sources to supplement library facilities and services. Such funding sources may include: State and federal grants and loans, public and private donations, sponsorships by local and national corporations, and other private individuals and groups (General Plan Implementation Program GM-7).

PSR-4 The City will coordinate with the County to determine location, facilities, and services of new branch libraries needed to serve the community (General Plan Implementation Program GM-7).

PSR-5 The City will identify potential sites for additional park land, monitor demand for park land and facilities concurrent with development approvals, and prioritize potential parkland acquisitions, expansions, and improvements within the five year Capital Improvement Program, consistent with the adopted Parks and Recreation Master Plan (General Plan Implementation Program OS-1).

PSR-6 The City shall continue to implement a local code that incorporates standards for parkland dedication and development. Specifically the City shall: 1) require the dedication of parkland or the payment of in-lieu fees and the development of recreation facilities for all new development; and 2) require developers of residential projects greater than 200 units to dedicate land based on the park acre standard of five acres of usable parkland to 1,000 residents (General Plan Implementation Program OS-2).

PSR-7 The City shall 1) implement policies and standards of the Parks and Recreation and Multi-Use Trails and Bikeways Master Plans, including trail classifications, design standards, implementation mechanisms, and capital improvement programming; and 2) ensure that bike routes are provided or reserved concurrent with new development (General Plan Implementation Program OS-29).

4.16 RECREATION

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	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		

General Plan FEIR Conclusions

This topical area is addressed in the General Plan FEIR's Public Services and Recreation section; refer to Section 4.15, Public Services, above.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Further, the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to parks and recreation facilities as a result of new development and intensification of land uses. Further, the Temecula Municipal Code sets parkland dedication requirements in accordance with the Quimby Act.

The revisions to the Housing Element and Public Safety Element would not result in parks and recreation facilities impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to recreation as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

PSR-5 The City will identify potential sites for additional park land, monitor demand for park land and facilities concurrent with development approvals, and prioritize potential parkland acquisitions, expansions, and improvements within the five year Capital Improvement Program, consistent with the adopted Parks and Recreation Master Plan (General Plan Implementation Program OS-1).

PSR-6 The City shall continue to implement a local code that incorporates standards for parkland dedication and development. Specifically the City shall: 1) require the dedication of parkland or the payment of in-lieu fees and the development of recreation facilities for all new development; and 2) require developers of residential projects greater than 200 units to dedicate land based on the park acre standard of five acres of usable parkland to 1,000 residents (General Plan Implementation Program OS-2).

PSR-7 The City shall 1) implement policies and standards of the Parks and Recreation and Multi-Use Trails and Bikeways Master Plans, including trail classifications, design standards, implementation mechanisms, and capital improvement programming; and 2) ensure that bike routes are provided or reserved concurrent with new development (General Plan Implementation Program OS-29).

4.17 TRANSPORTATION

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

- The General Plan Circulation Element is comprised of the Roadway Plan, long-range plans for transit facilities and multi-use trails, and goals, policies, and programs to ensure that current transportation facilities will be improved and new facilities constructed that provide adequate capacity to accommodate travel needs resulting from future development pursuant to the Land Use Element. Improvements to current roadways and construction of future roadways have also been designed to anticipate future development in the County of Riverside and the City of Murrieta. Long-range implementation of the General Plan will result in as many as 699,558 additional vehicle trips per day, for a total trip generation of approximately 1.43 million vehicle trips per day. This represents an increase of 96 percent over existing (year 2002) conditions. The General Plan FEIR concluded that even with implementation of mitigation measures, significantly impacted intersections and freeway ramps (as identified in the General Plan FEIR) cannot be mitigated to a less than significant level.
- The City of Temecula coordinates with RTA to develop future transit schedules and routes in Temecula, and provides important transit support facilities, including park-and-ride lots and bus shelters. These ongoing actions are supported and expanded upon within the Circulation Element by policies directing the City to coordinate with public and private transit operators to provide fixed route transit service connecting major activity centers; to coordinate with WRCOG to identify, protect, and pursue opportunities for light rail or

high speed regional rail transit serving Temecula; to identify and reserve necessary rights-of-way for future regional transit facilities; and to encourage development of transit support facilities, such as park-and-ride lots, near the I-15 Freeway and within Mixed Use Overlay Areas established in the Land Use Element.

- The French Valley Airport is located within Temecula's sphere of influence. Growth pursuant to the General Plan is not anticipated to change air traffic patterns and the General Plan EIR concluded potential impacts will be less than significant.
- The Circulation Element addresses the importance of compatibility between design issues and land use compatibility. However, new development is expected to result in additional roadways. All new roadways will be built in accordance with all requisite City and County design requirements and the General Plan FEIR concluded no significant impact will result.
- The City has a Multi-Hazard Functional Plan in place. In addition, the Public Safety Element calls for regular reviews by the City to assess response times and incorporate newly developed areas to ensure adequate fire and police protection, impacts will be less than significant.
- One of the key components of the Circulation Element is to promote the use of alternative transportation modes, including bicycling and walking. Public bus service is provided by RTA. The City is committed to ensuring that public transportation becomes a viable alternative to the automobile for residents. The Circulation Element also emphasizes the network of Multi-Use Trails planned for in the City's Multi-Use Trails Master Plan. The General Plan FEIR concluded impacts will be less than significant.

Analysis of Modified Project

The General Plan FEIR did not address potential impacts to VMT because at the time of preparation of the General Plan FEIR, VMT was not the primary metric used as the basis for determining the significance of transportation impacts under CEQA. However, the proposed Project does not include site-specific development or result in any changes to existing land uses or allow for greater development than what was considered in the General Plan FEIR. Thus, the proposed Project would result in similar VMT as would occur under the existing General Plan and would not result in new impacts or substantially more significant impacts related to VMT.

It should be noted that although Level of Service (LOS) no longer serves as the basis for determining the significance of transportation impacts under CEQA, the General Plan FEIR included mitigation to address potentially significant impacts to the LOS of various intersections and to support multi-modal travel to reduce potential impacts to the City's transportation system. These Mitigation Measures are identified below.

As noted above, the Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Further, the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to the circulation system, including

increased hazards and emergency access, as a result of new development and intensification of land uses.

The Public Safety Element update includes current information regarding fire hazard planning and emergency preparedness, as well as an evaluation of evacuation routes in hazard areas. Proposed policies would continue to promote development consistent with the adopted land use policy that considers natural and human-induced hazards and the overall safety of Temecula's residents.

The revisions to the Housing Element and Public Safety Element would not result in transportation impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to transportation as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

T-1 The City will: 1) prioritize, secure funding, design, and build new roadways and complete roadway improvements using the established Capital Improvement Plan process to implement the circulation system shown on the proposed Roadway Plan concurrent with land development; and 2) require that new roadways meet roadway classification design specifications and performance criteria established in the proposed Circulation Element. General Plan FEIR Table 5.13-9 summarizes new roadways and arterial widening projects required to implement the proposed Roadway Plan² (General Plan Implementation Program C-1).

T-2 The City will monitor the performance of Principal Intersections on an ongoing basis and ensure that Principal Intersections approaching Level of Service D are prioritized for improvement within the City's Five-Year Capital Improvement Program (General Plan Implementation Program C-3).

T-3 The City will: 1) continue to update the Capital Improvement Plan on an annual basis to plan for and fund future improvements to the roadway, pedestrian, and bicycle systems; 2) identify available funding sources and establish a financing plan to guide construction and funding of transportation system improvements, and 3) require new development projects to construct and/or fund in whole or in part necessary traffic improvements associated with the proposed project, through the assessment and collection of traffic impact fees. Such improvements should address both automotive, as well as alternative means of transportation (General Plan Implementation Program C-5).

T-4 The City will require additional dedication of right-of-way on all approaches to Principal Intersections. Such right-of-way shall be preserved for future intersection improvements that may be required at these intersections, such as full width auxiliary turn lanes and/or dual-left turn lanes (General Plan Implementation Program C-4).

T-5 The City will implement the following procedures and requirements to minimize impacts of proposed development projects on the City's circulation system, and to encourage increased use of alternative transportation:

- Evaluate development proposals for potential impacts to the transportation and infrastructure system.
- Require mitigation in the form of physical improvements and/or impact fees for significant impacts prior to or concurrent with project development.
- Require dedication of adequate right-of-way along new roadways to permit pedestrian and bicycle facilities.
- Require new development to incorporate design features that facilitate transit service and encourage transit ridership, such as bus pullout areas, covered bus stop facilities, efficient trail systems through projects to transit stops, installation of bike lanes, bikeways, and bicycle parking, and incorporation of pedestrian walkways that pass through subdivision boundary walls, as appropriate.
- Require new specific plans and other projects to provide an internal system of pathways and trails. Trails should link schools, shopping centers, transit, and other public facilities in residential areas.
- Require transportation demand management plans to be submitted for preliminary review at the Specific Plan or Development Plan stage of site development and submitted for final approval prior to issuance of building permits (General Plan Implementation Program C-6).

T-6 The City will: 1) identify local streets that are currently closed that may benefit citywide circulation if the street was re-opened or construction of the street was completed; 2) assess the feasibility of opening previously closed streets or completing construction of local connecting streets that benefit citywide circulation on a case-by-case basis, providing ample opportunity for both neighborhood residents and the community at-large to comment on such proposals, and 3) establish a review process for the future closing of any local street that requires City Council determination that the closure does not have an adverse affect on citywide circulation (General Plan Implementation Program C-7).

T-7 The City will: 1) continue to work with WRCOG, SCAG and others to advocate future commuter or high speed rail service connecting Temecula to Los Angeles, Riverside and San Diego; 2) ensure that any future commuter rail corridor serving Temecula is located on the west side of I-15 to reduce noise impacts on residential areas; and 3) require new commercial, industrial, or mixed use development in areas surrounding proposed stations to include transit-oriented design amenities (General Plan Implementation Program C-12).

T-8 The City will promote the use of alternative work weeks, flextime, telecommuting, and work-at-home programs among employers in Temecula, and continue to enforce provisions of the City's Trip Reduction Program Ordinance, including requirements for preparation of Trip Reduction Plans (TRPs) for qualifying development projects and employers (General Plan Implementation Program C-13).

T-9 The City will implement the adopted Multi-Use Trails and Bikeways Master Plan to complete design and construction of a comprehensive alternative transportation network, promote safe use of the trail system, and ensure accessibility of pedestrian facilities to the disabled (General Plan Implementation Program C-15).

T-10 The City will continue to improve transit service and encourage ridership through the following actions:

- Require transit facilities in major new development and rehabilitation projects.
- Coordinate with providers to get more frequent service and broader transit coverage serving employment, shopping, educational, recreational, and residential areas.
- Work with providers to identify and receive additional funding sources for additional transit services.

The City will also collaborate with providers to identify needs and provide special transit services beyond fixed-route buses. Potential services include, but are not limited to:

- Subscription or dial-a-ride service for lower density residential areas
- Offering limited transit service between outlying residential areas and the City's commercial/employment core
- Shuttle or trolley service between Old Town and other destinations along the I-15 commercial corridor, and expanded service to other areas, including the wineries along Rancho California Road, as opportunities arise
- Providing bicycle carrying racks on buses.

(General Plan Implementation Program C-16).

T-11 The City will encourage carpooling and use of public transportation in Temecula through the following measures:

- Develop and promote park and ride and Transit Oasis facilities within the City.
- Encourage preferred parking for ride sharing and low emission vehicles (General Plan Implementation Program C-18).

4.18 TRIBAL CULTURAL RESOURCES

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:						
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X		
b. 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X		

General Plan FEIR Conclusions

Since certification of the General Plan FEIR, the CEQA Guidelines Appendix G Checklist has been revised to include a new category for Tribal Cultural Resources impacts. This topical area is addressed in the General Plan FEIR's Cultural Resources section.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Further, the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development in areas not previously considered or at a greater intensity/density than identified in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts related to tribal cultural resources. Specifically, within the Open Space/Conservation Element, Policy 6.10 requires the City to work with the Pechanga Band of Luiseño Indians to identify and appropriately address cultural resources and tribal sacred sites through the development review process, and Policy 6.11 encourages voluntary landowner efforts to protect cultural resource and tribal sacred sites

consistent with State requirements. Additionally, the General Plan FEIR includes Mitigation Measures CR-1 and CR-2 to reduce potential impacts related to tribal cultural resources. The Housing Element and Public Safety Element policies and programs would not have an impact on existing General Plan policies protecting tribal cultural resources.

The revisions to the Housing Element and Public Safety Element would not result in new tribal cultural resource impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts to tribal cultural resources as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

CR-1 The City shall use the development and environmental review process to:

- a. Ensure that appropriate archaeological and paleontological surveying and documentation of findings is provided prior to project approval.
- b. Require effective mitigation where development may affect archaeological or paleontological resources.
- c. Require that an archaeologist or paleontologist be retained to observe grading activities in areas where the probable presence of archaeological or paleontological resources is identified.
- d. Enforce CEQA provisions regarding preservation or salvage of significant archaeological and paleontological sites discovered during construction activities.
- e. Require monitoring of new developments and reporting to the City on completion of mitigation and resource protection measures (General Plan Implementation Program OS-26).

CR-2 The City shall enter into a Memorandum of Agreement with the Eastern Information Center of the University of California, Riverside to establish procedures for reviewing the archaeological sensitivity of sites proposed for development (General Plan Implementation Program OS-37).

4.19 UTILITIES AND SERVICE SYSTEMS

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
Would the project:						
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		

General Plan FEIR Conclusions

- All new development pursuant to the General Plan will discharge wastewater to the EMWD's Temecula Valley Regional Water Reclamation Facility. The facility operates in compliance with the applicable State treatment standards. The General Plan will not result in development of any uses that could result in exceeding the established treatment standards. All new development will be required to comply with existing wastewater treatment requirements set forth by the Regional Water Quality Control Board, San Diego region and impact will be less than significant.
- Buildout of the General Plan will not result in demand for water service that exceeds RCWD's planned future supply. The General Plan FEIR concluded impacts on the RCWD's ability to provide water will be less than significant. However, increased demand by agriculture and other water users within RCWD's service area could lead to an impact on future water supply. Therefore, the General Plan FEIR includes recommended mitigation

measures that direct the City to assist RCWD in planning for future water supplies, to promote water conservation programs, and to maximize City use of recycled water. Similarly, buildout of the General Plan will not result in demand for water service that exceeds EMWD's planned future supply. Impact on EMWD's ability to provide water will be less than significant. However, increased demand by other water users in the district's service area could lead to an impact on future water supply. Therefore, mitigation measures are recommended that direct the City to assist EMWD in planning for future water supplies, to promote water conservation programs, and to maximize City use of recycled water.

- EMWD's calculates a future treatment capacity of 35 mgd for the Temecula Valley Regional Water Reclamation Facility service area. Estimated future wastewater treatment demand required to support General Plan buildout is 1 mgd greater than the projected capacity of District facilities serving Temecula. Given that future demand is based upon a very long-term buildout horizon, the General Plan FEIR concluded the 1 mgd difference is not considered significant; mitigation measures are included in the FEIR to provide for continued monitoring and potentially an update of EMWD's master plan to reflect Temecula's projections.
- Development projects implementing General Plan land use policy will require construction of additional stormwater drainage facilities throughout the Planning Area. To ensure that adequate flood control capacity is available to support new development, all proposed development projects within the Planning Area are reviewed by the Riverside County Flood Control and Water Conservation District (RCFCWCD), at the request of the City, prior to approval by the City of Temecula or Riverside County. New development projects are required to provide on-site drainage connecting to the City's drainage system and to pay area drainage fees. Drainage fee revenues from the Murrieta Creek Area Drainage Plan are used to support capacity expansion within the local storm drain system. In addition, all proposed development projects are reviewed by the RCFCWCD. Proposed General Plan goals, policies, and implementation programs address the impact to City storm drain facilities. Implementation Program GM-9 directs the City to maintain an effective, safe, and environmentally compatible flood control system. The General Plan FEIR concluded that compliance with existing regulations and General Plan Implementation Program GM-9 will ensure a less than significant impact.
- Solid waste generation is anticipated to increase associated with General Plan buildout. The City currently offers a residential recycling program that diverts nearly 50 percent of the solid waste generated. Furthermore, the Riverside County Waste Management Department expects to expand the capacity of both El Sobrante and Badlands Sanitary Landfills. The City will also continue to implement solid waste reduction programs in compliance with Section 40050 et seq. of the California Public Resources Code. The General Plan FEIR concluded that although implementation of the General Plan will result in new development and redevelopment within the Planning Area and related increases in solid waste generation, impacts will be less than significant with mitigation.
- Each development approved pursuant to General Plan policy will be required to comply with federal, State, and local statutes and regulations related to the disposal of solid waste; thus, the General Plan FEIR concluded no adverse impact will result.

Analysis of Modified Project

The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Further, the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development in areas not previously considered or at a greater intensity/density than identified in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts to utilities and service systems as a result of new development and intensification of land uses. Additionally, General Plan FEIR Mitigation Measure USS-1 and USS-5 ensures cooperation with regional water providers to plan for sufficient water and wastewater capacities; General Plan FEIR Mitigation Measure USS-2 considers services that reduce water demand; General Plan FEIR Mitigation Measure USS-3 reviews development and redevelopment proposals to ensure adequate water service; General Plan FEIR Mitigation Measure USS-4 reduces irrigation water usage and promotes recycled water, and; General Plan FEIR Mitigation Measures USS-10, USS-11, and USS-12 provide measures to reduce solid waste. The Housing Element policies and programs would not have an impact on existing General Plan policies addressing utilities and service systems

The revisions to the Housing Element and Public Safety Element would not result in new utilities and service systems impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to utilities and service systems as a result of the proposed Project.

General Plan FEIR Mitigation Measures:

USS-1 The City shall assist the Rancho California and Eastern Municipal Water Districts in the process of updating their urban water management plans to be responsive to the population and housing unit capacities established by the General Plan (General Plan Implementation Program GM-8).

USS-2 The City shall review the adopted Uniform Building Code and require new development projects to include water conservation features to reduce consumption, including, but not limited to: use of reduced-flow plumbing fixtures, low-flow toilets, drip irrigation systems and xeriscape landscaping (General Plan Implementation Program OS-4).

USS-3 The City shall ensure that discretionary projects implementing the General Plan (Specific Plans, land divisions, development plans and conditional use permits) comply with California Water Code Section 10910, requiring the preparation of a water supply assessment indicating that a long-term water supply for a 20-year time frame is available. Written acknowledgement that water will be provided by a community or public water system with an adopted urban water management plan that includes consideration of the project's water consumption and supply shall constitute compliance with this requirement (General Plan Implementation Program OS-38).

USS-4 The City shall: 1) continue to require drought-tolerant landscaping in new development projects; 2) where feasible, incorporate reclaimed water systems into landscape irrigation plans; 3) continue to implement a recycled water ordinance in accordance with the requirements of Senate Bill 2095, Water Recycling in Landscaping Act; and 4) convert existing City of Temecula non-domestic water uses to recycled water use in accordance with Sections 13550-13556 of the State Water Code when feasible (General Plan Implementation Program OS-7).

USS-5 The City shall assist the Eastern Municipal Water District in the process of updating its water master plan for projecting wastewater service to be responsive to the population and housing unit capacities established by the General Plan (General Plan Implementation Program GM-8).

USS-10 The City will 1) assist the Riverside County Solid Waste Management Department to implement the County's Solid Waste Management Plan, and when feasible and appropriate, assist the County in locating cost effective and environmentally acceptable solid waste sites and facilities; and 2) promote awareness of recycling options for businesses (General Plan Implementation Program GM-10).

USS-11 The City will require incorporation of recycling as a condition of approval for all multi-family residential, commercial and office projects, and will work with the private sector contractor providing solid waste services to ensure that appropriate recycling containers, procedures, and education are readily available (General Plan Implementation Program GM-14).

USS-12 The City shall continue to compost green waste collected from landscape and park maintenance (General Plan Implementation Program GM-15).

4.20 WILDFIRE

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:						
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		

General Plan FEIR Conclusions

Since certification of the General Plan FEIR, the CEQA Guidelines Appendix G Checklist has been revised to include a new category for Wildfire impacts. This topical area is addressed in the General Plan FEIR's Hazards and Hazardous Materials section.

- Undeveloped areas, such as in the eastern, southern, and southeastern portions of the Planning Area, have greater fire danger due to expansive areas of vegetation to fuel a fire. Any new development in the Planning Area, no matter how limited, will expose additional people and structures to wildland fire hazards. The City's Hazardous Vegetation Ordinance requires every property owner to remove all hazardous or flammable vegetation on the property constituting a fire hazard that may endanger or damage neighboring property. In addition, the Temecula Fire Department and the County of Riverside Fire Department sponsor outreach and awareness programs to educate residents about fire dangers and why they can do to protect themselves and their homes. The General Plan Public Safety Element includes policies and implementation programs that direct the City to reduce the potential for dangerous fires by concentrating development in previously developed areas where the risk of wildland fire is lower; to protect hillside areas from expansion of the

urban-wildland interface; to encourage residents to plant and maintain drought-resistant, fire-retardant landscape species on slopes to reduce the risk of brush fire and soil erosion; and to work with the City Fire Department to control hazardous vegetation. The FEIR concluded that stringent application of these policies will reduce impact to a less than significant level.

Analysis of Modified Project

The Project does not propose site-specific development, but is rather an update to a policy document to comply with new laws and reinforce existing policy direction. The Housing Element Update proposes housing policies that would encourage housing production within the Planning Area. However, potential development of vacant and underutilized sites to accommodate the City's RHNA would be consistent with the adopted land use policy and would not result in any changes to existing land uses or allow for greater development than what was analyzed in the General Plan FEIR. Further, the proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. The Temecula General Plan includes policies and programs to reduce potential impacts due to wildfires. Specifically, Policy 1.8 within the Public Safety Element reduces wildfire risk through imposition of site-specific development standards during project review and coordination with the City Fire Department and other organizations, and Implementation Program PS-8 promotes fire prevention in Temecula, including cooperation with the Fire Department, public education programs, and vegetation management efforts. Further, building codes outlined in Title 24 and the City's Municipal Code, the City's Hazardous Vegetation Ordinance, and regional cooperation with the County of Riverside Fire Department, would reduce potential impacts due to wildland fires. These impacts are considered less than significant.

The proposed amendment to the Public Safety Element would not modify the existing land use plan or allow for development at a greater intensity/density than previously considered in the General Plan FEIR. Within the Introduction section of the Safety Element, new plans and programs were referenced, including the County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP), the City of Temecula Local Hazard Mitigation Plan (LHMP), and the Riverside County Climate Action Plan (CAP). Fire Hazards discussion was comprehensively updated to include current information regarding the Riverside County Fire Department (RCFD), CalFire, Fire Hazard Severity Zones, and major wildland fires in Temecula. Figure PS-3, Very High Fire Hazard Severity Zones in LRA (as Recommended by CalFIRE) was also added. The City has also included a new discussion related to emergency preparedness and hazard mitigation and identified new objectives to address this topic. Additional information related to the MJLHMP, LHMP, and the County's CAP are also included by reference. In accordance with SB 99, the City conducted an evaluation of evacuation routes serving residential developments in hazard areas. This analysis is presented in a separate background report available on the City's website and the results of the analysis, which found that while residential developers may comply with City of Temecula access standards, several residential areas warrant further study and coordination with RCFD and CalFIRE to ensure residents with limited emergency routes are well-educated on evacuation procedures during emergencies.

No goals, policies or programs from the current Public Safety Element were eliminated as part of this update. Modifications or additions related to natural hazards were made to Policies 1.8 and 1.9 to further support the goal to minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards. More specifically, Policy 1.8 supports programs and plans consistent with state law and related to new development in State Responsibility Areas (SRAs) or Very High Fire Hazard Severity Zones (VHFHSZ) and Policy 1.9 directs the City to reduce the risk of wildfire hazards by working with partners and other agencies on projects and programs like community fire breaks; Policy 4.5 directs the City to locate, when feasible, new essential public facilities outside of the VHFHSZ; Policy 4.7 requires the City to coordinate with local, state and federal agency to evaluate and plan for emergency scenarios; Goal 5 states that the City will be a resilient, sustainable, and equitable community where risk resulting from things like climate change will be minimized; Policy 5.1 requires coordination with outside agencies on climate resiliency and adaption strategies; and Policy 5.2 requires the City to monitor climate change-related effects and respond appropriately at the local level.

The revisions to the Housing Element and Public Safety Element would not result in new wildfire impacts beyond those identified in the General Plan FEIR. Following compliance with the recommended General Plan FEIR mitigation measures and General Plan Policies, there would be no new significant or significantly different impacts related to wildfire as a result of the proposed Project.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

Thresholds:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant effects than Previous EIR	No Additional Significant Impact/ Less Than Significant Impact With Application of Mitigation from FEIR	Less Than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				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		

General Plan FEIR Conclusions

As described above, the General Plan FEIR concluded that full implementation of the General Plan would result in less than significant impacts or less than significant impacts with the implementation of mitigation measures for all issue areas analyzed except for Section 5.3 Air Quality (Violate any air quality standard or contributes substantially to an existing air quality violation; Result in a cumulatively considerable net increase in any criteria pollutant; and Expose sensitive receptors to substantial pollutant concentrations) and Section 5.13 Transportation (Causes an intersection to operate at LOS E or F [peak hour ICU greater than 0.90] and Causes a freeway ramp to operate at LOS F [peak hour V/C greater than 1.00]), which were determined to be significant and unavoidable. The General Plan FEIR’s background and policy information and environmental impact conclusions are cited throughout this Addendum.

Analysis of Modified Project

Future housing could significantly impact, directly or through habitat modifications, sensitive vegetation communities and/or sensitive plant and wildlife species; refer to Section 4.4 above. Additionally, ground-disturbing activities associated with future development, such as grading or excavation, could unearth undocumented archeological or disturb unknown human remains; refer to Section 4.5 above. Individual project proposals would be subject to review under CEQA, and site-specific biological and cultural surveys would be conducted, as needed, to evaluate potential impacts to such resources. Following compliance with the established regulatory framework, recommended FEIR mitigation measures, and General Plan Policies, no new significant impact to biological or cultural resources or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Project.

The General Plan FEIR determined that cumulative impacts would result in the following areas: short-term and long-term cumulative air quality impacts and cumulative impact on roadways and intersections. All other cumulative impacts were determined to be less than significant.

The anticipated housing development would not result in environmental effects that would cause substantial adverse effects on human beings.