PLANNING COMMISSION - PC - SPECIAL MEETING

WEDNESDAY, JANUARY 24, 2024

Special Meeting 6:00 p.m.

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Kim Strong - Chair
Eric Filar - Vice Chair
Arrin Banks - Commissioner
Brianna Bernard - Commissioner
George Cambero - Commissioner

Matthew Bassi - Community Development Director
Stephanie Gutierrez - Assistant City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

NOTICE:
***Planning Commission meetings may be live-streamed, photographed, and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting* attendees.**

CALL TO ORDER – SPECIAL SESSION - 6:00 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS
This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that do not appear on the agenda.

APPROVAL OF THE AGENDA AS PRESENTED
The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR
All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Planning Commission Meeting Minutes - August 2, 2023 Regular Meeting
Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:
Approve the August 2, 2023 regular meeting minutes as submitted.

2. PUBLIC HEARINGS

2.1 Chiquito Battery Storage Facility (PA 22-0026)

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION/MITIGATION MONITORING AND REPORTING PROGRAM (SCH# 2023100095) FOR CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM FACILITY LOCATED ON THE NORTH SIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 EAST OF GRAND AVENUE (APN: 380-150-019 AND 380-150-020)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY ON A 2.83-ACRE SITE, SUBJECT TO CONDITIONS, LOCATED NORTHSIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 FEET EAST OF GRAND AVENUE (APN: 380-150-019 and 380-150-020)

2.2 Zoning Ordinance Amendment No. 2023-06 (Fencing):

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Determine that Zoning Ordinance Amendment No. 2023-06 meets the findings for a General Rule exemption in accordance with Section 15061(B)(3) of CEQA; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CEQA GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2023-06 TO AMEND SECTION 17.172.205 (FENCES) OF THE WILDOMAR MUNICIPAL CODE

3. GENERAL BUSINESS

3.1 Plot Plan No. 20-0028 Extension of Time (Marriott/Baxter Village Hotel)

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Find and determine that the Extension of Time #1 for Plot Plan No. 20-0028 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A THREE (3) YEAR EXTENSION OF TIME TO NOVEMBER 11, 2026 FOR PLOT PLAN NO. 20-0028 TO DEVELOP A 4-STORY, 102-ROOM HOTEL LOCATED AT THE NORTHWEST CORNER OF WILDOMAR TRAIL AND MARGRET LANE (BAXTER VILLAGE), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES CHAPTER 15162

3.2 Election of New Planning Commission Officers for 2024:

Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:

The Planning Department recommends the Planning Commission elect a new Chair and Vice-Chair for the 2024 calendar year in accordance with Section 2 of the Planning Commission bylaws.

PLANNING COMMISSION COMMUNICATIONS

PLANNING DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

MEETINGS
Regular Planning Commission Meetings are held on the 1st Wednesday of every month at 6:00 P.M. in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595

2. Cable TV | Frontier Channel 36 or AT&T Channel 99

3. Watch Live | https://www.cityofwildomar.org/129/Agendas-Videos-Watch-Live | Click on the "Live Video Link"

PARTICIPATE IN THE MEETING
1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the City Clerk in the basket located at the front of the chambers.
3. When the City Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Chair may provide. Per the Brown Act, Planning Commission members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS
In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS
All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: http://www.cityofwildomar.org. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

AFFIDAVIT OF POSTING

I, Heidi Jemane, Deputy City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.cityofwildomar.org.

Heidi Jemane
Deputy City Clerk
Dated: January 18. 2024

CITY OF WILDOMAR
PC - SPECIAL MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: January 24, 2024

SUBJECT: Planning Commission Meeting Minutes - August 2, 2023 Regular Meeting

SUBMITTED BY: Matthew Bassi

PREPARED BY: Heidi Jemane-Lobjoit

ACTION:
Approve the August 2, 2023 regular meeting minutes as submitted.

ATTACHMENTS:
1.1 - August 2 2023 PC Minutes Final.pdf

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION PC - REGULAR MEETING
WEDNESDAY, AUGUST 02, 2023
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA 92595

REGULAR SESSION 6:00 PM

CALL TO ORDER – REGULAR SESSION 6:00 P.M

The planning commission meeting was called to order by Chair Strong at 6:00 p.m.

ROLL CALL

Members in attendance: Kim Strong, Eric Filar, Arrin Banks, Brianna Bernard

George Cambero arrived at 6:02 p.m.

Staff in Attendance: Associate Planner Lachgar, Assistant City Attorney Stephanie Gutierrez, Deputy City Clerk Jemane-Lobjoit, IT Specialist Sung, Senior Engineer Stadnik,

FLAG SALUTE

Commissioner Bernard led the flag salute.

PUBLIC COMMENTS

No public comments.

APPROVAL OF THE AGENDA AS PRESENTED

No changes to the agenda as presented.

1. CONSENT CALENDAR

1.1 **Planning Commission Meeting Minutes - July 19, 2023 Special Meeting:**
Moved by Eric Filar; seconded by Arrin Banks to Approve the July 19, 2023 Special Meeting minutes as submitted.

Motion Passes: 4 - 0

Voting For: Kim Strong, Eric Filar, Arrin Banks, Brianna Bernard
Voting Against: None
Absent: George Cambero

2. PUBLIC HEARINGS

None scheduled.

3. GENERAL BUSINESS

3.1 **Tentative Parcel Map No. 30522 – Extension of Time #3:**
Associate Planner Lachgar presented the report.

Moved by Eric Filar; seconded by Kim Strong to Approve the Extension of Time #3 for Tentative Parcel Map No. 30522 and does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and Adopt **PC Resolution No. 2023-20**, a resolution of the Planning Commission of the City of Wildomar, California, approving a 1-year Extension of Time to July 3, 2024 for Tentative Parcel Map No. 30522 consisting of the subdivision of approximately 10.26 acres into seven (7) parcels for future commercial/retail development located at the southeast corner of Orange Street and Bundy Canyon Road (APN: 367-100-026 & 367-100-032), and a determination that additional environmental review is not required per CEQA guidelines section 15162.

Motion Approved: 5 - 0

Voting For: Kim Strong, Eric Filar, Arrin Banks, Brianna Bernard, George Cambero
Voting Against: None
Abstain: None
Absent: None

3.2 **Tentative Tract Map No. 37156 / Plot Plan No. 16-0070 (Camelia EOT #2):**
Associate Planner Lachgar presented the report.

Kham Tai provided public comments.

Moved by Eric Filar; seconded by Arrin Banks to Approve the Extension of Time #2 for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 and does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and Adopt **PC Resolution No. 2023-21**, a resolution of the Planning Commission of the City of Wildomar, California, approving a 2-year Extension of Time to February 9, 2026 for Tentative Tract map No. 37156 and plot plan no. 16-0070 (Camelia Townhouse Project) located on the east side of Palomar Street adjacent to the city's southern border (APN:380-220-003), and a determination that additional environmental review is not required per CEQA guidelines section 15162.

Motion Approved: 4 - 1

Voting For: Eric Filar, Arrin Banks, Brianna Bernard, George Cambero
Voting Against: Kim Strong
Abstain: None
Absent: None

PLANNING COMMISSION COMMUNICATIONS
None.

PLANNING DIRECTOR REPORT
Chair Strong congratulated Abdu on his new position as Senior Planner. Associate Planner Lachgar shared that future public hearings will be in Spring 2024, and that there are currently no active planning projects for the rest of the year. There will be no more planning meetings till December.

CITY ATTORNEY REPORT
None

FUTURE AGENDA ITEMS
None

ADJOURN THE MEETING
With there being no further business, Chair Strong adjourned the meeting at. 6:17 p.m.

Submitted by:

Matthew Bassi

Matthew C. Bassi
Community Development Director/Minutes Secretary

CITY OF WILDOMAR
PC - SPECIAL MEETING
PUBLIC HEARING
Agenda Staff Report # 2.1
Meeting Date: January 24, 2024

SUBJECT: Chiquito Battery Storage Facility (PA 22-0026)

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION/MITIGATION MONITORING AND REPORTING PROGRAM (SCH# 2023100095) FOR CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM FACILITY LOCATED ON THE NORTH SIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 EAST OF GRAND AVENUE (APN: 380-150-019 AND 380-150-020)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY ON A 2.83-ACRE SITE, SUBJECT TO CONDITIONS, LOCATED NORTHSIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 FEET EAST OF GRAND AVENUE (APN: 380-150-019 and 380-150-020)

PROJECT DESCRIPTION:

The Applicant (Chiquito Grid, LLC (James Damon) is proposing a conditional use permit application to develop a 2.83-acre site in the C-1/C-P zone with an 80-megawatt (MW) battery energy storage system facility. The site is located on the north side of Clinton Keith Road approximately 540 feet east of Grand Avenue (adjacent to the SCE Tenaja substation). The

proposed project consists of the following applications for review and consideration by the Planning Commission.

Mitigated Negative Declaration/Mitigation Monitoring & Reporting Program:

The Planning Director determined that there was substantial evidence that the Chiquito Battery Energy Storage System project may have one or more significant effects on the environment. Therefore, in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, the proposed project requires the preparation, review, and adoption of an MND and MMRP (SCH# 2023100095). The Planning Commission has the authority to review and recommend City Council make a decision on the MND/MMRP. The discussion for the MND is provided in the Analysis section of this staff report and the Findings are provided in PC Resolution No. 2024-01 (Attachment A).

Conditional Use Permit No. 22-0026:

In accordance with Section 17.72 of the Wildomar Municipal Code (WMC), the proposed battery storage substation requires approval of a CUP since the site contains over 200 square feet of outdoor storage in the form of shipping containers. The CUP discussion is provided in the Analysis section of this staff report and the Findings are provided in PC Resolution No. 2024-02 (Attachment B).

Project Operations:

The long-term operational workforce would entail Hecate-contracted maintenance staff who would maintain the facility on a periodic basis over the project life. The Project would require a maximum four-person crew for maintenance visits once every two to three months, on average. The crew would normally consist of one operator, one contracted field engineer, and two mechanical or electrical technicians. The Project would be primarily operated remotely. Planned maintenance would typically be developed and scheduled a few months in advance. Typical maintenance intervals for major project components would include:

- Fire protection system – twice a year
- HVAC and chiller units – twice a year
- Battery cabinet – once a year
- Relay protection – once in two years
- Project performance testing – once a year
- Project HV substation – once a year

The Project would be designed with multiple automatic and manual power-down/safety mechanisms including active fire suppression systems built into each container. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating, etc. The entire Project power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault etc.). In addition, the Project would be equipped with breakers that could be opened manually to

power-down different equipment or the Project as a whole.

The Project would be designed to be in operation for 20 years, with the option to be reassessed for an additional 5 years of continued operation, up to 35 years. After completion of 35 years of operations, most of the project's electrical equipment (breakers, transformers, inverters) would be removed and recycled. Project batteries would be returned to the battery manufacturer for recycling. Equipment foundations and pads would be demolished and removed.

C-1/C-P Development Standards (Chapter 17.72 of WMC):
The propose use is subject to the development standards of the C-1/C-P zone as outlined in Chapter 17.72 of the WMC. The battery storage substation site plan has been designed to meet and exceed the standards and requirements related to lot area, setbacks, building height, etc. A copy of the proposed development plans are provided for Commission consideration in Attachment C. Refer to Attachment F for details on the development standards table.

Off-Street Parking (Chapter 17.188 of WMC):
Development in the C-1/C-P zone typically is required to provide off-street parking in accordance with Chapter 17.188.030 of the WMC. However, the battery storage substation project is technically an "un-staffed" operation, and the city's parking ordinance does not have parking standards for these types of uses. The Applicant has indicated that there would only be maximum four-person crew visiting the site once every 2-3 months for maintenance purposes. This crew would typically consist of one operator, one contracted field engineer, and two mechanical/electrical technicians which has ample room to park maintenance vehicles on site. The Project will be primarily operated remotely and there will be no visitors or pedestrians visiting the site. Thus, there is no need to provide physical parking areas as is done for normal commercial uses.

C-1/C-P Zone (Chapter 17.72) Development Standards Table

Development Standards	**Minimum Development Standard**	**All Buildings**	**Meets/Exceeds Requirements**
Lot Area	No minimum lot area	2.83 acres	Yes
Building Height	50 feet max.	8 - 10 feet	Yes
Required Setbacks			
Front Setback	0 feet min.	20 feet min.	Yes
Rear Setback	0 feet min.	20 feet min.	Yes

Side Setback	0 feet min.	25 feet min.	Yes
Parking	No Standard	4 spaces	Yes

Vehicular Traffic/Access:

Vehicular access to and from the site by the maintenance workers will occur on Clinton Keith Road at two (2) locations approved by the Engineering department, but these are restricted to "right-in/right-out" only movements from westbound lanes. At the discretion of the City Engineer, left-turn restrictions may be required to prohibit unpermitted turning movements. Alternatively, should access be sought or required from eastbound lanes, the Developer shall be required to provide the minimum improvements necessary to provide for a left-turn pocket or a two-way left-turn lane on Clinton Keith Road.

Given the type of use, a traffic impact analysis was not required. To ensure safety entering/exiting the site, the engineering department has conditioned the project (Eng. condition #17) is requiring driveway and facility gates to be designed to ensure that all maintenance/service vehicles and emergency service vehicles do not encroach into Clinton Keith Road when waiting to enter the site. In addition, the Applicant is conditioned to improve Clinton Keith Road along the project frontage and dedicate, design and construct all improvements (Eng. condition #16).

Landscaping Plan:

The Applicant has provided a detailed conceptual landscape plan for staff's review as part of the development review process. The landscape plan was designed to meet the requirements of the city's newly adopted Landscape Design Standards and Guidelines manual. The project will achieve valuable water conservation through the use of water efficient landscaping and irrigation. The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect and based on this review; the conceptual landscape plans are consistent with City standards. During the construction plan check process, staff will perform a more detailed landscape and irrigation plan review to determine that the proposed water usage meets the Landscape Design Standards and Guidelines manual. The proposed landscape plan is provided in the proposed project development plans (Attachment C).

PROJECT ANALYSIS:

CEQA/MND Analysis:

The proposed Chiquito Battery Storage Substation project is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"). Thus, in accordance with Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, in the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Chiquito Battery project may have one or more significant effects on the environment.

Therefore, in accordance with Section 15070 of the CEQA Guidelines, the proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (SCH# 2023100095). The Planning Commission has the authority to adopt the MND/MMRP which staff is recommending they do. The required MND findings are discussed and outlined in PC Resolution No. 2023-22. A copy of the MND package is provided for Commission consideration in Attachment A, Exhibits 1 -4 (under separate cover).

SB 18/AB 52 Tribal Consultation Compliance:

Enacted as of July 1, 2015, AB 52 established a new category of resources under CEQA called "tribal cultural resources" that considers the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigations. The bill was built on the concept that California Native American tribes have the expertise "with regard to tribal history and practices" to identify significant cultural resources. To this end, AB 52 requires early consultation in the CEQA process to ensure that local and Tribal governments, public agencies, and project proponents have information available, early in the CEQA environmental review process, for the purpose of identifying and addressing potential adverse impacts to tribal cultural resources. Since the project includes a general plan amendment, early consultation under this bill is also required. Both can be accomplished simultaneously.

The Planning Department contacted (in writing) all culturally affiliated tribes that could be affected by a project within 14 days of deeming a development application complete. The notice commences a 30-day period for the tribe to request consultation. The City has complied with notification requirements and has initiated consultation as required under AB 52 with both the Soboba and Pechanga Band of Luiseno Indians. Staff has met with both tribes, and a series of standard mitigation measures intended to protect tribal cultural resources were agreed to. These have been placed into the MND mitigation measures (MMRP) as well as the conditions of approval matrix. As a result, consultation has been completed.

MND Preparation:

Upon completion of the draft Initial Study/Mitigated Negative Declaration (IS/MND) and in accordance with CEQA Guidelines Section 15072, the Planning Department on October 4, 2023 provided a Notice of Intent (NOI) to the State Clearinghouse, Riverside County Clerk, Press Enterprise, a local newspaper of general circulation, and the City's local distribution list regarding the preparation and public review of the draft Initial Study/Mitigated Negative Declaration for the proposed project. Also, in accordance with CEQA Guidelines §15073 and §15105, and the City's Local CEQA Guidelines, the draft IS/MND was circulated and made available to the State Clearinghouse/OPR, the City's local distribution list, and other interested parties requesting a copy for a 30-day public review/comment period that commenced on October 4, 2023 and concluded on November 4, 2023. In addition, the IS/MND was uploaded to the City's Environmental Documents Center webpage during the same 30-day public review period, and a hard copy was made available to the general public at the Planning Department.

During the 30-day public review period, the City received four (4) public comment letters on the MND. In accordance with CEQA guidelines, staff has prepared detailed responses to each comment letter which is provided in the final MND (Attachment A, Exhibit 3). In accordance with CEQA requirements, the final MND was mailed out to each commenter 7 weeks prior to the January 24, 2024 Planning Commission meeting. In accordance with CEQA Guidelines Section 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Chiquito Battery project MND. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The mitigation measures have also been included with the project conditions of approval matrix.

Conditional Use Permit 22-0026 Analysis:

The Applicant's proposal to develop a 2.83-acre site in the C-1/C-P zone with an 80-megawatt (MW) battery energy storage system facility does meet and exceed the minimum development standards of the C-1/C-P zone related to setbacks, building height, landscaping, parking, etc. as demonstrated above. In addition, the development standards of Chapter 17.188 (Parking) were reviewed in detail and the project is in compliance with these provisions. The proposed project was distributed to all city departments, including Riverside County Fire Department as part of the development review process. Operations of the battery energy storage facility will also comply with City and County Fire safety standards. Based on this review, each department concluded that the project meets their standards.

The project as proposed and conditioned is also consistent with the General Plan. Further, all environmental impacts created by the project have been mitigated to a level of non-significance, and each mitigation measure has been incorporated into the project conditions and mitigation monitoring and reporting program. The Planning Commission has the authority to approve CUP No. 22-0026, subject to conditions. Unless the Commission's decision is appealed, the CUP does not require City Council approval. The findings to support approval of the CUP is provided in PC Resolution No. 2024-02 (Attachment B). The project conditions are provided in Exhibit 1 of Attachment B. A copy of the full development plans is provided for Commission consideration in Attachment C. Please refer to Attachment E (Applicant Project Description Memo) for additional details.

ATTACHMENTS:

Attach A - PC Reso 2024-01-MND [1-24-24].pdf
Attach A-Ex1 - Chiquito IS-MND Document.pdf
Attach A-Ex2 - Appendix 1 - Project Dev Plans.pdf
Attach A-Ex2 - Appendix 2_AQ_GHG Modeling.pdf
Attach A-Ex2 - Appendix 3_Biological Resources Report.pdf
Attach A-Ex2 - Appendix 4_Cultural Resources Rept.pdf
Attach A-Ex2 - Appendix 5_Geotechnical Report.pdf

Attach A-Ex2 - Appendix 6_Phase I ESA.pdf
Attach A-Ex2 - Appendix 7_Preliminary WQMP.pdf
Attach A-Ex2 - Appendix 8_Prelim Drainage Study.pdf
Attach A-Ex2 - Appendix 9_Noise Memo.pdf
Attach A-Ex3 - Chiquito Battery Storage RTC.pdf
Attach A-Ex4 - Chiquito Battery Storage MMRP.pdf
Attach B - PC Resolution 2024-02 CUP [1-24-24].pdf
Attach C - Chiquito Final Development Plans.pdf
Attach D - Aerial Exhibit.pdf
Attach E - Chiquito Project Description Memo.pdf
Attach F - Dev Standards Tables 12-6-23.pdf
Attach G - CURE-CEQA Letter [12-6-23].pdf
Attach H - Bob Landwehr Letter [12-6-23].pdf

ATTACHMENT A

PC Resolution No. 2024-01
for
Initial Study/Mitigated Negative Declaration

PC RESOLUTION NO. 2024-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION/MITIGATION MONITORING AND REPORTING PROGRAM (SCH# 2023100095) FOR CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM FACILITY LOCATED ON THE NORTH SIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 EAST OF GRAND AVENUE (APN: 380-150-019 AND 380-150-020)

WHEREAS, the Planning Department has received a conditional use permit application to develop a 2.83-acre site in the C-1/C-P zone with an 80-megawatt (MW) BESS system that will interconnect to the existing Southern California Edison (SCE) Tenaja Substation located directly west of the site from:

Project Applicant:	Chiquito Grid, LLC (James Damon)
Project Location:	Northside of Clinton Keith Road approximately 540 feet east of Grand Avenue
Project APN's:	380-150-019 and 380-150-020
Project Area:	2.83 acres +/-

WHEREAS, the proposed Chiquito Battery Energy Storage Facility project consists of the following applications for review and consideration by the Planning Commission:

1) Mitigated Negative Declaration (IS/MND) - The proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH# 2023100095) in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines.

2) Conditional Use Permit (CUP) No. 21-0145 - The project requires approval of a CUP to develop a 2.83-acre site in the C-1/C-P zone with an 80-megawatt (MW) BESS system that will interconnect to the existing Southern California Edison (SCE) Tenaja Substation located directly west of the site; and

WHEREAS, in accordance with the City's Local CEQA Guidelines, the Planning Commission has the authority to take action on the Initial Study/Mitigated Negative Declaration for the Chiquito Battery Energy Storage Facility project; and

WHEREAS, the proposed Chiquito Battery Energy Storage Facility project is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, the Planning Director determined that there was substantial evidence that the Chiquito Battery Energy Storage Facility project may have one or more significant effects on the environment and that preparation of an Initial Study/Mitigated Negative Declaration ("MND") was therefore warranted under Public Resources Code § 21080(c); and,

WHEREAS, the Chiquito Battery Energy Storage Facility project IS/MND consists of the following documents as Exhibits to this Resolution:

- Exhibit 1 - Mitigated Negative Declaration Document (SCH# 2023100095 - under separate cover);
- Exhibit 2 - MND Technical Appendices (under separate cover).
- Exhibit 3 – City Response to Comments
- Exhibit 4 – Mitigation Monitoring and Reporting Program (MMRP).

WHEREAS, in accordance with CEQA Guidelines Section 15072, the Planning Department on October 4, 2023 provided a Notice of Intent (NOI) to the State Clearinghouse, Riverside County Clerk, Press Enterprise (a local newspaper of general circulation) and the City's local CEQA distribution list regarding the release of the draft Initial Study/Mitigated Negative Declaration for the proposed Chiquito Battery Energy Storage Facility project; and

WHEREAS, in accordance with CEQA Guidelines §15073 and §15105, the draft Initial Study/Mitigated Negative Declaration was circulated and made available for the mandated 30-day public review/comment period that commenced on October 4, 2023 and concluded on November 2, 2023; and

WHEREAS, in accordance with the City's Local CEQA Guidelines, the draft Initial Study/Mitigated Negative Declaration was posted online at the City's Environmental Documents Center webpage for the same 30-day public review/comment period that commenced on October 4, 2023 and concluded on November 2, 2023; and

WHEREAS, during the 30-day public review period, the City received four (4) public comment letters regarding the draft Initial Study/Mitigated Negative Declaration, thus, warranting preparation of a "Response to Comments" document for the proposed project; and

WHEREAS, the Planning Department, on January 10, 2024 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the January 24, 2024 Planning Commission meeting at which time the Planning Commission would consider CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project IS/MND; and

WHEREAS, In accordance with Ordinance No. 135, the Planning Department on January 12, 2024 posted one (1) public hearing notice "sign board" on Clinton Keith Road (front of property) notifying the general public of the January 24, 2024 Planning

Commission meeting at which time the Planning Commission would consider CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project IS/MND; and

WHEREAS, the Planning Department, on January 12, 2024 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, notifying the general public of the January 24, 2024 Planning Commission meeting at which time the Planning Commission would consider CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project IS/MND; and

WHEREAS, the Planning Commission conducted the duly noticed public hearing on January 24, 2024, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Chiquito Battery Energy Storage Facility project IS/MND, and at which time the Planning Commission received public testimony concerning the IS/MND.

NOW THEREFORE, the Planning Commission of the City of Wildomar, does hereby resolve, determine and order as follows:

SECTION 1 CEQA FINDINGS.

The Planning Commission, in light of the whole record before it, including but not limited to, the draft IS/MND, Technical Appendices, Response to Comments and Mitigation Monitoring and Reporting Program (Exhibits 1 - 4) and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, finds and determines as follows:

A. Review Period: That the City has provided a 30-day public review period which commenced on October 4, 2023 and concluded on November 2, 2023 for the draft Initial Study/Mitigated Negative Declaration as required by CEQA Guidelines §15073 and §15105.

B. Compliance with Law: That the draft Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).

C. Independent Judgment: That the draft Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the City.

D. Mitigation Monitoring and Reporting Program: That the Mitigation Monitoring and Reporting Program is designed to ensure compliance during project implementation in those changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit

conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

E. No Significant Effect: That revisions made to the project as agreed to by the applicant, and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment with the proposed mitigation measures and Mitigation Monitoring and Reporting Program.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Planning Commission finds that the Chiquito Battery Energy Storage Facility project is consistent with the MSHCP, and the project is not located in any MSHCP criteria cell area, and required mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. PLANNING COMMISSION ACTION.

Based on the foregoing findings, and on substantial evidence in the whole of the record, the Planning Commission hereby takes the following actions:

1. Adoption of a Mitigated Negative Declaration/MMRP:
   The Planning Commission hereby recommends the City Council adopt the Initial Study/Mitigated Negative Declaration (with technical appendices) and Mitigation Monitoring and Reporting Program for the Chiquito Battery Energy Storage Facility project attached hereto this Resolution as Attachment A, Exhibits 1 - 4.

2. Filing a Notice of Determination:
   In compliance with Public Resources Code Section 21152 and CEQA Guidelines Section 15075, the Planning Commission hereby directs the Planning Director to file a Notice of Determination (NOD) with the Riverside County Clerk and State Clearinghouse for posting within five (5) working days of Planning Commission approval of the Chiquito Battery Energy Storage Facility project and adoption of the Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program.

3. Location:
   The Planning Commission hereby recommends the City Council keep on file the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Chiquito Battery Energy Storage Facility project, and all documents incorporated therein or forming the record of decision therefore, with the Wildomar Planning Department at City Hall, located 23873 Clinton Keith Road, Suite #110, Wildomar, CA 92595 and shall be made available for public review upon request in accordance with state law.

PASSED, APPROVED AND ADOPTED this 24th day of January, 2024 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chair

ATTEST:

_____
Matthew C. Bassi
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

EXHIBIT 1

Chiquito Battery Energy Storage Facility Project IS/MND

(Under Separate Cover)

EXHIBIT 2

Chiquito Battery Energy Storage Facility Project Technical Appendices
(Under Separate Cover)

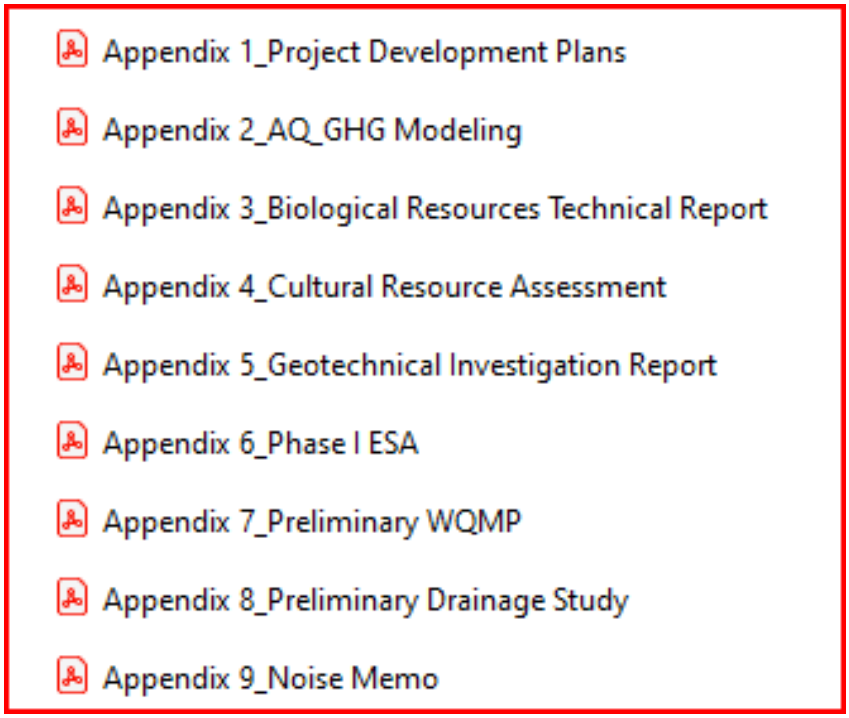

EXHIBIT 3

Chiquito Battery Energy Storage Facility Project
Response to Comments

(Under Separate Cover)

EXHIBIT 4

Chiquito Battery Energy Storage Facility Project

Mitigation Monitoring and Reporting Program (MMRP)

(Under Separate Cover)



INITIAL STUDY &

MITIGATED NEGATIVE DECLARATION

Chiquito Battery Energy Storage Facility Project
(Planning Application No. 22-0026)

Lead Agency:

City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

Prepared by:

PlaceWorks
3 MacArthur Place Suite 1100

Santa Ana, CA 92707

October 2023

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APPENDICES

1. **Appendix 1 –** Project Development Plans, Stantec (July 8, 2021).
2. **Appendix 2** – Air Quality and Greenhouse Gas Modeling, Stantec (April 12, 2022).
3. **Appendix 3** – Biological Resources Technical Report, Stantec (May 5, 2022).
4. **Appendix 4** – Cultural Resources Assessment, Stantec (March 2022).
5. **Appendix 5** – Geotechnical Investigation Report, Stantec (November 15, 2021)
6. **Appendix 6 –** Phase I Environmental Site Assessment Report, Stantec (December 1, 2021)
7. **Appendix 7 –** Project Specific Water Quality Management Plan (WQMP), Stantec (July 7, 2023)
8. **Appendix 8** – Preliminary Drainage Study, Stantec (June 20, 2023)
9. **Appendix 9** – Noise Memorandum, Stantec (April 29, 2022)

Note to Reader: To save natural resources, the appendices are contained on a CD-ROM/USB included with the printed copy of this Initial Study. The appendices are also available on the City's Environmental Documents Center webpage at the following web address: (https://www.cityofwildomar.org/212/Environmental-Documents-Center).

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

City of Wildomar, Community Development Department
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Hours: Monday–Thursday, 8 a.m. – 5 p.m. (closed Fridays)

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I. INTRODUCTION AND PROJECT DESCRIPTION

Project Summary

The project proposes to construct a new 80-megawatt (MW) Battery Energy Storage System (BESS) project, which would be capable of meeting a 4-hour duration, on a vacant lot located north of the intersection of Clinton Keith Road and Grand Avenue. The project proposes to interconnect to the existing Southern California Edison (SCE) 115 kilovolt (kV) Tenaja Substation located directly to the south. The proposed project would store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with Southern California Edison (SCE).

Purpose and Project Overview

This Initial Study evaluates the proposed project which is being processed through the following development applications:

- **Conditional Use Permit (CUP):** The proposed project requires a CUP to be reviewed and approved by the Planning Commission.
- **Plot Plan (PP):** The project will require approval of a plot plan to develop the 80-megawatt (MW) Battery Energy Storage System (BESS) project on the 2.83-acre site. The project must be consistent with the City's commercial design standards and guidelines.

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

II. EXISTING CONDITIONS

Project Site

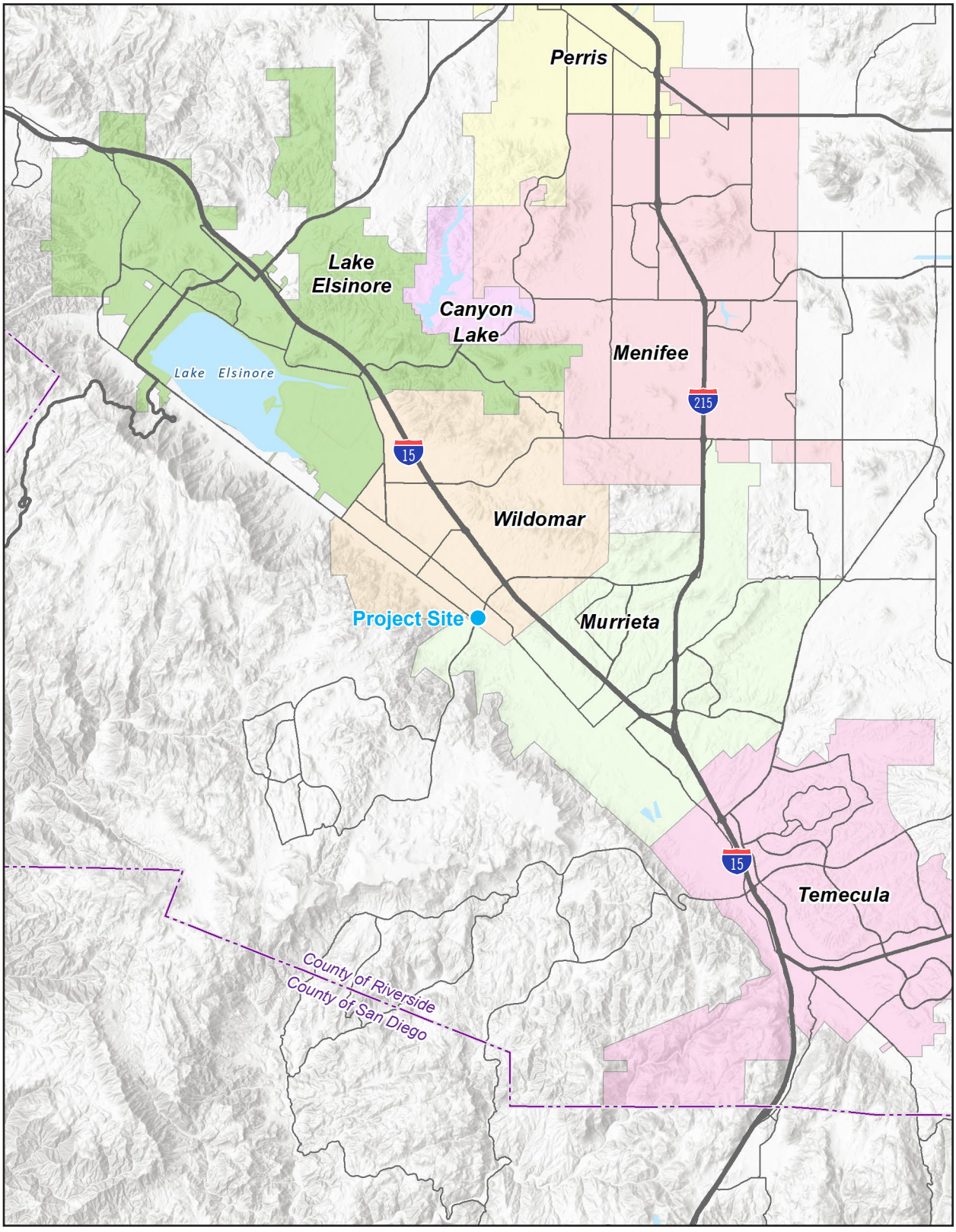
Project Location

The project site is located on the northside of Clinton Keith Road, about 430 feet north of Grand Avenue in the City of Wildomar, Riverside County, California. The project site is approximately 2.83 acres and is comprised of Assessor's Parcel Numbers (APNs) 380-150-019 and 380-150-020. Regional and local vicinity maps of the project site are shown in **Figure 1**, Regional Location, and **Figure 2**, Local Vicinity. An aerial photograph of the site is shown in **Figure 3**, Aerial Photograph.

Surrounding Area

The project site is surrounded by commercial uses to the north, vacant land to the east, the SCE Tenaja Substation to the south, and residential uses to the west that appear to be unoccupied. The parcel to the north is zoned C-1/C-P (General Commercial), the parcel to the east is zoned C-1/C-P (General Commercial) with a Mixed Use Overlay, and the parcels to the west and south are zoned R-R (Rural Residential).

Figure 1 - Regional Location



Source: Generated using ArcMap 2023.

Figure 2 - Local Vicinity



Source: Generated using ArcMap 2023.

Figure 3 - Aerial Photograph



Source: Nearmap 2023.

Access

Regional access to the project site is provided by Interstate 15 (I-15) located approximately 0.8-mile north. In addition, local access to the site is provided by Clinton Keith Road directly east of the site, and Grand Avenue is approximately 430 feet south of the site.

Physical Setting

The project site is undeveloped and vacant with ruderal vegetation scattered onsite. The project site's existing conditions are shown in **Figure 3**, Aerial Photograph.

Conservation

The proposed project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell (WRCRCA 2023a). However, the project site is within a Stephens' Kangaroo Rat Plan Fee Area and the MSHCP Fee Area (Riverside County 2023a).

Natural Hazards

The project site is not within an Alquist-Priolo Earthquake Zone, and no active faults traverse the site (Stantec 2021a). The project site does not fall within a mapped Riverside County Fault Hazard Zone (Riverside County 2023a). The nearest known active fault is the Elsinore Fault, approximately 0.4-mile northeast of the site (Stantec 2021a). The project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2023).

Regulatory Setting

The project site has a General Plan Land Use designation of Commercial Retail (CR) and is zoned C-1/C-P (General Commercial). The proposed plan would require the approval of a Conditional Use Permit and Plot Plan.

III. PROJECT DESCRIPTION

The project site is currently vacant and undeveloped, and consists of ruderal vegetation. The proposed project would construct a new 80-MW BESS on the project site. The BESS would be capable of meeting a 4-hour duration. The proposed project would interconnect to the existing 115 kilovolt (kV) SCE Tenaja Substation located directly to the south of the site. The proposed project would store and deliver electricity to the grid through a GIA with SCE. The main transformer on the project site would be 22 feet tall, and would be the tallest structure onsite. The site's natural and unpaved ground would be covered with gravel. **Figure 4,** Conceptual Site Plan, shows the configuration of the battery equipment onsite. The proposed development plans are provided in **Appendix 1** (Stantec 2021b)**.**

Project Components

The proposed project would consist of battery storage cabinet series, and each series would consist of bidirectional inverters, a transformer, and a battery enclosure(s) or an interconnected series cabinets. Each container would be self-enclosed, housing batteries, fire detection and suppression systems, controls, and cooling units. A total of 49 battery modules with associated inverters (49 units) and 49

generator step-up transformers (GSUs), and one large transformer would be included onsite. Major equipment would include:

- Battery modules assembled in racks inside enclosures monitored by a Battery Management System (BMS)
- Bidirectional inverters
- Battery chiller units
- Fire detection/suppression systems
- Gas detection
- Electrical switching equipment and auxiliary power panels
- Computer and telecommunications equipment
- Transformers
- Switchgear or medium-voltage outdoor circuit breakers
- Control enclosure
- Security lighting and signage
- Perimeter wall or fence

Project Operations

The proposed project would be primarily operated remotely, and would entail maintenance staff who would maintain the facility on a periodic basis. The proposed project would require a maximum four-person crew for maintenance visits once every two-to-three months, on average. The crew would normally consist of one operator, one contracted field engineer, and two mechanical or electrical technicians.

Typical maintenance intervals for major project components would include:

- Fire Protection System – twice a year
- HVAC and chiller units – twice a year
- Battery cabinet – once a year
- Relay protection – once in two years
- Project performance testing – once a year
- Project HV substation – once a year

The proposed project would be designed with multiple automatic and manual power-down/safety mechanisms including passive fire suppression systems built into each container. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating,

etc. The entire proposed project's power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault, etc.). In addition, the proposed project would be equipped with breakers that could be opened manually to power-down different equipment or the proposed project as a whole.

The proposed project would be designed to be in operation for 20 years, with the option to be reassessed for an additional five years of continued operation, up to 35 years. After completion of 35 years of operations, most of the proposed project's electrical equipment (breakers, transformers, inverters) would be removed and recycled. Project batteries would be returned to the battery manufacturer for recycling, and equipment foundations and pads would be demolished and removed.

Landscaping

The perimeter of the site would include landscaping to screen the proposed uses from the surrounding areas, as shown in **Figure 5,** Conceptual Landscaping Plan, and **Figure 6a**, Visual Simulation – Street View, through **Figure 6c,** Visual Simulation – Street View. A variety of trees, shrubs, vines, and ground covers would be used. Approximately 12,620 square feet (0.28-acre) of landscaping would be included onsite. All plants would be in the low water use hydrozone, and a combination of subsurface low flow drip, bubblers, and/or low volume rotator sprays would be installed in all planters.

Access

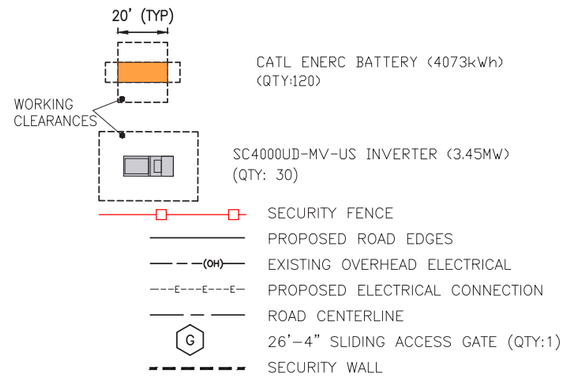
Access to the project site would be provided via two driveways along Clinton Keith Road (see **Figure 4**, Conceptual Site Plan). The proposed project would be primarily operated remotely with a maximum of four maintenance staff working on the site every two-to-three months. As such, vehicle trips generated by the proposed project would be negligible.

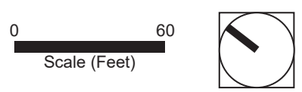
Water/Sewer

As the site would be primarily operated remotely, no restrooms are proposed. Limited water required during construction would be trucked to the site, as necessary.

Figure 4 - Conceptual Site Plan

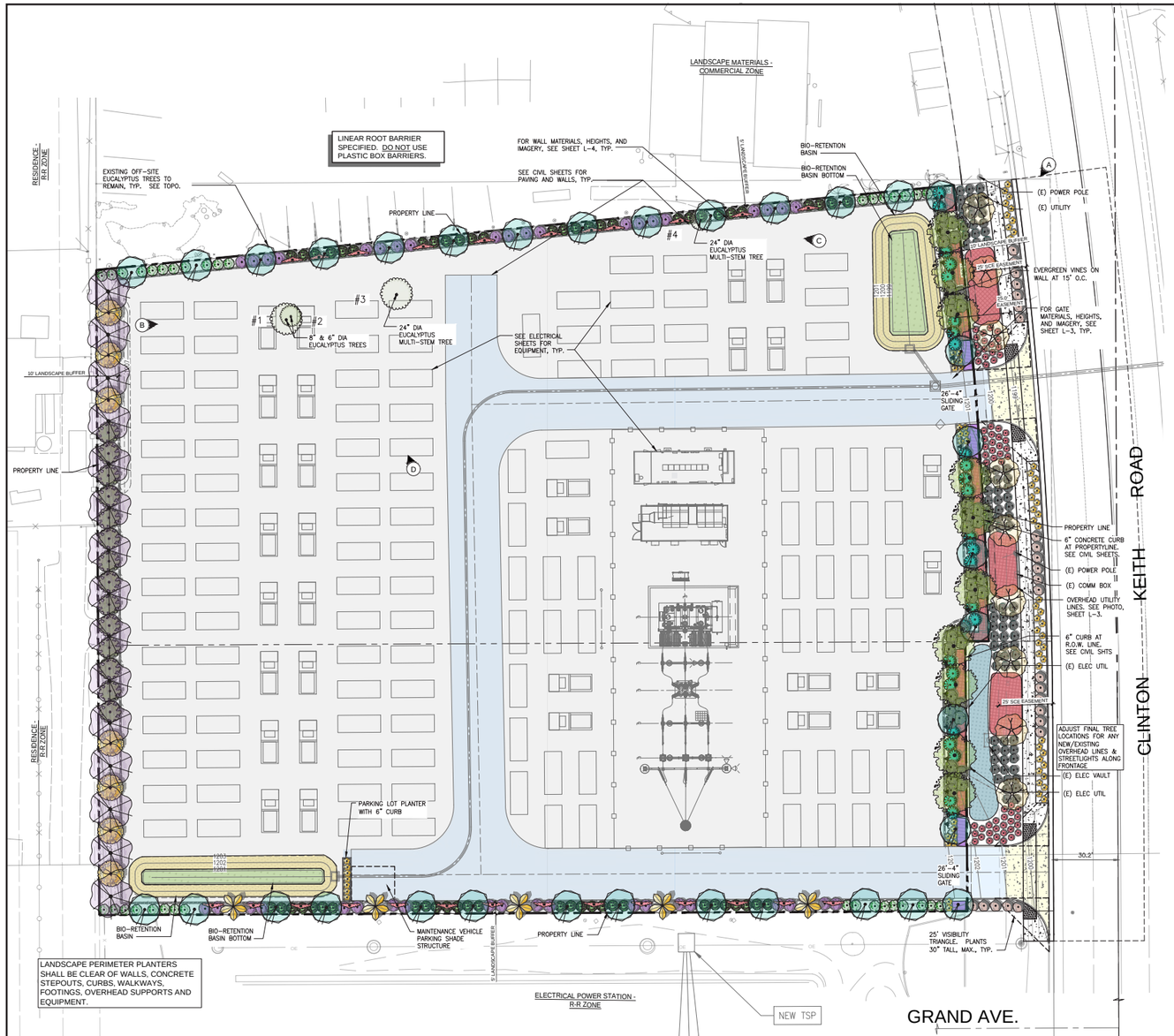






Source: Stantec 2023.

Figure 5 - Conceptual Landscaping Plan



PLANT SCHEDULE - ONSITE BESS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	35	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	15 GAL	15`X5`	LOW	
	33	LAURUS X 'SARATOGA', STD (EVERGREEN)	SARATOGA HYBRID LAUREL	15 GAL	20`X20`	LOW	
	10	PARKINSONIA X 'DESERT MUSEUM', STD.	DESERT MUSEUM PALO VERDE	15 GAL	20`X20`	LOW	
	15	RHUS LANCEA, STD (EVERGREEN)	AFRICAN SUMAC	15 GAL	25`X20`	LOW	
EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	34	FRANGULA CALIFORNICA 'EVE CASE' (EVERGREEN SCREENING SHRUB)	EVE CASE COFFEEBERRY	5 GAL	4`X6`	LOW	
	5	FREMONTODENDRON X 'CALIFORNIA GLORY' OR 'SAN GABRIEL' (EVERGREEN)	PACIFIC SUNSET FLANNEL BUSH	15 GAL	12`X12`	LOW	
	56	GREVILLEA X 'NOELLII'	NOEL GREVILLEA	5 GAL	4`X5`	LOW	
	14	GREVILLEA X 'RED HOOKS' (EVERGREEN SCREENING SHRUB)	RED HOOKS GREVILLEA	5 GAL	10`X10`	LOW	
	26	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' (EVERGREEN SCREENING SHRUB)	GREEN CLOUD TEXAS RANGER	5 GAL	6`X6`	LOW	
	7	PRUNUS ILICIFOLIA 'LYONII'	HOLLYLEAF CHERRY	5 GAL	12`X12`	LOW	
	40	RHUS INTEGRIFOLIA (EVERGREEN)	LEMONADE BERRY	15 GAL	6`X6`	LOW	
	27	SALVIA GREGGII (EVERGREEN/DECIDUOUS FLOWERING ACCENT)	AUTUMN SAGE	5 GAL	3`X3`	LOW	
VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	19	FICUS PUMILA, STAKED	CREEPING FIG	5 GAL	3`X5`	MOD	
	25	MACFADYENA UNGUIS-CATI, STAKED (MOSTLY EVERGREEN)	CAT'S CLAW CREEPER	5 GAL	6`X13`	LOW	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	SPACING
	856 SF	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	2`X6`	LOW	48" o.c.
	1,344 SF	BIO-RETENTION BASIN - BOTTOM 60% JUNCUS PATENS, 20% SISYRINCHIUM CALIFORNICUM & 20% IRIS DOUGLASIANA, IN GROUPINGS OF 15 SF		1 GAL	2`X2`	LOW	24" o.c.
	2,258 SF	BIO-RETENTION BASIN - SIDES 25% CAREX TUMULICOLA, 25% BOUTELOUA 'BLOND AMBITION', 25% MIMULUS ARANTIACUS, 25% DESCHAMPSIA CAESPITOSA, GROUPINGS OF 25 SF		1 GAL	-	LOW	24" o.c.
	213 SF	LANTANA MONTEDIVENSIS (EVERGREEN)	TRAILING LANTANA	1 GAL	1`X6`	LOW	36" o.c.

SITE / POWER LEGEND

SEE SHEET L-3 FOR EQUIPMENT PHOTOS AND DIMENSIONS

- CATL ENERC BATTERY (4073kWh)
- SC4000UD-MV-US INVERTER (3.45MW)
- FENCE
- PROPOSED ROAD EDGES
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED ELECTRICAL CONNECTION
- ROAD CENTERLINE
- 7' TALL SECURITY WALL WITH SOLID GATES. SEE SHEET L-3 FOR WALL MATERIALS, HEIGHTS, AND IMAGERY.
- ALL WEATHER FIRE ACCESS
- GRAVEL BATTERY YARD
- CONCRETE DRIVEWAY

0 60
Scale (Feet)

Source: Stantec 2023.

Figure 6a - Visual Simulation – Street View



Street View 01 - Existing



Street View 01 - Simulation



Project Boundary

Key Map

Source: Stantec 2023.

Figure 6b - Visual Simulation – Street View



Street View 02 - Existing



Street View 02 - Simulation



Project Boundary

Key Map

Source: Stantec 2023.

Figure 6c - Visual Simulation – Street View



Street View 03 - Existing



Street View 03 - Simulation



Project Boundary

Key Map

Source: Stantec 2023.

IV. EXECUTIVE SUMMARY

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

Table ES-1 Project Impact and Mitigation Summary			
4. Biological Resources			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant

BIO-1 Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance rare plant survey to further evaluate the rare plant species onsite, and the following shall be implemented:

- A Workers Environmental Awareness Program (WEAP) training shall be provided to all construction personnel to ensure onsite workers are aware of which special-status plants are on site.
- The construction limits shall be clearly flagged to ensure impacts to rare plant species are avoided or minimized to the extent feasible. Such flagging of construction limits and sensitive resources shall be verified by the qualified biologist.

Timing/Implementation: *Prior to construction*

Enforcement/Monitoring: *City of Wildomar Community Development Department*

BIO-2 Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance nesting bird survey and prepare a Project-Specific Nesting Bird Management Plan, if work cannot be conducted outside the nesting season (March 15th to September 15th), in accordance with the following:

- The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).

Timing/Implementation: *Within three (3) days prior to the initiation of clearance/construction work*

Enforcement/Monitoring: *City of Wildomar Community Development Department*

Table ES-1 Project Impact and Mitigation Summary			
BIO-3 The project applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the project applicant shall implement relocation to safely relocate burrowing owl out of harm's way, in consultation with the CDFW. Notification to the CDFW shall occur if burrowing owls are found to be present onsite and the development of a conservation strategy in cooperation with the U.S. Fish and Service, the CDFW, and the Western Riverside County Regional Conservation Authority (RCA) shall be conducted. *Timing/Implementation:* *Prior to construction* *Enforcement/Monitoring:* *City of Wildomar Community Development Department*			
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?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement **Mitigation Measure BIO-2**.			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement **Mitigation Measure BIO-3**.			
5. Cultural Resources			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement **Mitigation Measures TRI-1** through **TRI-8** (see Tribal Cultural Resources, below).			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
CUL-1 **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to			

<table>
<tr><th colspan="4">Table ES-1 Project Impact and Mitigation Summary</th></tr>
<tr><td colspan="4">the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Timing/Implementation: During any ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

Implement Mitigation Measure TRI-7 (see Tribal Cultural Resources, below).</td></tr>
<tr><td colspan="4">7. Geology and Soils</td></tr>
<tr><td colspan="4">a) i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">GEO-1 The project applicant/developer shall incorporate the recommendations of the Geotechnical Report prepared by Stantec (Appendix 5) into project plans related to the proposed project. The project’s building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.

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

Enforcement/Monitoring: City of Wildomar Community Development Department and Building and Safety Department</td></tr>
<tr><td colspan="4">a) ii) Strong seismic ground shaking?</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">Implement Mitigation Measure GEO-1</td></tr>
<tr><td colspan="4">b) Result in substantial soil erosion or the loss of topsoil?</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">Implement Mitigation Measure GEO-1</td></tr>
</table>

Table ES-1 Project Impact and Mitigation Summary			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement **Mitigation Measure GEO-1**			
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
GEO-2 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Paleontological monitoring may be reduced upon observations and recommendations of the professional-level project paleontologist. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study. *Timing/Implementation:* *During ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Wildomar Community Development Department and Building and Safety Department*			
9. Hazards and Hazardous Materials			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
HAZ-1 Prior to the issuance of building permits, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.			

Table ES-1 Project Impact and Mitigation Summary			
	Timing/Implementation:	*Prior to issuance of building permits*	
	Enforcement/Monitoring:	*City of Wildomar Building Department and Riverside County Fire Department*	
HAZ-2	Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.		
	Timing/Implementation:	*Prior to issuance of certificate of occupancy*	
	Enforcement/Monitoring:	*City of Wildomar Building Department and Riverside County Fire Department*	
18. Tribal Cultural Resources			
a) i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
TRI-1	**Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.		

d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7.

e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

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

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

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

a. One or more of the following treatments, in order of preference as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

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

   ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the

	future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. *Timing/Implementation: During grading activities* *Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department*
TRI-3	**Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to

allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

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

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

a. Project grading and development scheduling;

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

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

Timing/Implementation: Prior to issuance of grading permit

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

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

<table>
<tr><th colspan="4">Table ES-1 Project Impact and Mitigation Summary</th></tr>
<tr><td colspan="4">one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Timing/Implementation: Prior to final inspection

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

TRI-7 Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.

Timing/Implementation: During discovery of Native American human remains

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

TRI-8 No-Build Easement or Similar Instrument. In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).

Timing/Implementation: After Reburial of Native American Artifacts

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

Implementation of Mitigation Measure CUL-1.</td></tr>
<tr><td colspan="4">a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">Implement Mitigation Measures TRI-1 through TRI-8, and CUL-1.</td></tr>
<tr><th colspan="4">20. Wildfire</th></tr>
<tr><td colspan="4">a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</td></tr>
<tr><td>Level of Significance without Mitigation</td><td>Potentially Significant</td><td>Resulting Level of Significance</td><td>Less Than Significant</td></tr>
<tr><td colspan="4">Implement Mitigation Measures HAZ-1 and HAZ-2</td></tr>
</table>

Table ES-1 Project Impact and Mitigation Summary			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement **Mitigation Measures HAZ-1** and **HAZ-2**			
Mandatory Findings of Significance			
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 of restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **BIO-1, BIO-2, BIO-3, CUL-1**, **GEO-1**, **GEO-2**, **HAZ-1**, **HAZ-2**, and **TRI-1** through **TRI-8**.			
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).			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **BIO-1, BIO-2, BIO-3, CUL-1**, **GEO-1**, **GEO-2**, **HAZ-1**, **HAZ-2**, and **TRI-1** through **TRI-8**.			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement **Mitigation Measure GEO-1**			

V. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Project Title:

Chiquito Battery Energy Storage Facilities IS/MND (Planning Application No. 22-0026)

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

   City of Wildomar, 23873 Clinton Keith Road, Suite 110, Wildomar, CA 92595

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

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

4. **Project Location:**

   The project site is located on the northside of Clinton Keith Road, about 430 feet north of Grand Avenue in the City of Wildomar, Riverside County, California. The project site is approximately 2.83 acres and is comprised of Assessor's Parcel Numbers (APNs) 380-150-019 and 380-150-020.

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

   James Damon, Chiquito Grid, LLC, 621 West Randolph Street, Chicago, IL 60661

6. **General Plan Designation:**

   Commercial Retail (CR)

7. **Zoning:**

   C-1/C-P (General Commercial)

8. **Description of Project:**

   The project proposes to construct a new 80-megawatt (MW) Battery Energy Storage System (BESS) project on a vacant lot located on the northside of Clinton Keith Road, about 430 feet north of Grand Avenue. The BESS is capable of meeting a 4-hour duration. The project proposes to interconnect to the existing Southern California Edison (SCE) Tenaja Substation located directly to the south. The proposed project would store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with Southern California Edison (SCE). The proposed development plans are provided in **Appendix 1.**

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

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
North	Commercial uses	Commercial Retail (CR)	C-1/C-P (General Commercial)
East	Vacant land	Mixed Use Planning Area (MUPA)	C-1/C-P (General Commercial) with a Mixed Use Overlay
South	SCE Tenaja Substation	Public Facilities (PF)	R-R (Rural Residential)
West	Residential uses	Low Density Residential (LDR)	R-R (Rural Residential)

10. Other Public Agencies Whose Approval May Be Required:

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

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

The City of Wildomar sent notice to tribes on June 27, 2023, that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 Native Americans: California Environmental Quality Act and Public Resources Code Section 21080.3.1. Please refer to section V.18 of the Initial Study, Tribal Cultural Resources, for more information on tribal cultural resources.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

City Representative

Matthew Bassi — 09/29/23

Matthew C. Bassi, Community Development Director — Date

Applicant

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

James Damon — September 28, 2023

James Damon (Chiquito Grid, LLC), Applicant — Date

D. ENVIRONMENTAL ANALYSIS

1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (*Public views are those that are experienced from publicly accessible vantage point*). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

DISCUSSION

a) Less Than Significant Impact. The proposed project would result in the development of a BESS onsite. The average elevation across the site is 1,210 feet above mean sea level (amsl). Scenic vistas in the project vicinity include mountain ridgelines north, south, east, and west of the project site ranging from approximately 4,000 feet amsl to 10,000 feet amsl. The site is vacant and surrounded by commercial uses to the north, vacant land to the east, SCE Tenaja Substation to the south, and residential uses to the west, most of which partially obstruct the ridgelines. Views of these hills may be altered by construction of the proposed structures onsite for the residences to the west of the site; the main transformer would be approximately 22 feet tall. The proposed project would not fully obstruct any scenic view or resource. Views of the surrounding ridgelines would not be obstructed from offsite viewpoints. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and impacts would be less than significant.

b) No Impact. There are no State Scenic Highways proximate to the project site. The nearest officially designated State Scenic Highway is the portion of State Route (SR-74) that runs through San Bernardino National Forest, which is approximately 27.5 miles northeast of the project site; I-15, approximately 0.8-

mile north of the site, is an Eligible State Scenic Highway (Caltrans 2019). Additionally, the proposed project would not require the removal of any tree, rock outcropping, or historic building that has been recognized as a scenic resource. Therefore, there are no impacts to scenic resources within a State Scenic Highway.

c) Less Than Significant Impact. The project site is in an urbanized area is surrounded by commercial uses to the north, vacant land to the east, SCE Tenaja Substation to the south, and residential uses to the west. The existing SCE Tenaja Substation contains perimeter landscaping and tan colored perimeter walls. The proposed project would include landscaping and tan-colored walls around the perimeter, as shown in **Figure 6a**, Visual Simulation – Street View, through **Figure 6c,** Visual Simulation – Street View, which would be similar to the existing SCE Tenaja Substation, and would screen the proposed uses onsite from the surrounding areas.

Furthermore, the proposed project is required to undergo review by the Planning Commission to determine its consistency with other design styles in the area. The proposed project is also reviewed under the City's Commercial Design Standards and Guidelines. The Planning Commission will make the final decision on compatibility with the adopted design standards. If the project is consistent with the design standards, then it will not substantially degrade the existing visual character or quality of the site and its surroundings. The Commission will determine consistency and can establish conditions of approval to ensure compliance with the design standards. The project would be consistent with the standards of the Chapter 17.72, C-1 and C-P General Commercial Zones, of the Wildomar Municipal Code, including the restriction of building height to 50 feet. The City does not have any additional regulations regarding scenic quality. This impact is less than significant.

d) Less Than Significant Impact. The proposed project would result in new and increased sources of nighttime lighting and illumination including signage and security lighting. Chapter 8.64, Light Pollution, of the Wildomar Municipal Code, establishes limits on the types of fixtures and size of bulbs used in all aspects of development. The project is required to comply with this ordinance, which is verified as part of the building permit application process and again during building and site inspections of the site to ensure that the project's lighting would not create significant impacts. Consistent with the City's lighting standards (Wildomar Municipal Code Section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. Additionally, the proposed project would include perimeter landscaping which would reduce impacts of lights in the surrounding area. The project would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky pollution. Therefore, this impact is less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

2. Agriculture and Forestry Resources

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

DISCUSSION

a) Less Than Significant Impact. The project site is classified as Farmland of Local Importance, and the State Farmland Mapping and Monitoring Program (FMMP) does not designate the site as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDC 2022a). The project site is surrounded by urbanized uses. As the proposed project would not convert lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses, impacts would be less than significant.

b) No Impact. The project site is not zoned for agricultural use by the City, nor are there any Williamson Act contracts on the project site (CDC 2023). Therefore, no impact would occur.

c) No Impact. The project site is not designated as forestland or timberland by the City, and there is no forestland or timberland adjacent to these sites. The project site is designated under the class "Farmland of Local Importance" (CDC 2022a). The project site is in an urbanized portion of the City. Therefore, no impact would occur.

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

e) Less Than Significant Impact. The project site does not contain forestland or unique farmland. The project site is in an urbanized area, as shown in **Figure 3,** Aerial Photograph. Development on the site would not result in the conversion of farmland to nonagricultural uses or forestland to non-forest uses. As such, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

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

Air Quality and Greenhouse Gas Modeling was prepared by Stantec on April 12, 2022 (Stantec 2022a) and is included as **Appendix 2**.

DISCUSSION

a) **Less Than Significant Impact.** The project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (South Coast AQMD). The South Coast AQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment: ozone (O3), coarse particulate matter (PM10), and fine particulate matter (PM2.5). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.

In order to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the South Coast AQMD has adopted the 2022 Air Quality Management Plan (AQMP). The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2022 AQMP is a regional and multi-agency effort including the South Coast AQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2022 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts,

defined in consultation with local governments and with reference to local general plans. The project is subject to the South Coast AQMD's AQMP.

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

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. As shown in **Table 3-1**, Project Construction Regional Emissions, and **Table 3-2**, Project Operational Regional Emissions, the proposed project would not exceed SCAQMD thresholds and would be consistent with the first criterion. Therefore, impacts would be less than significant.

Table 3-1 Project Construction Regional Emissions

Year	Pollutant Emissions (lbs/day)					
	ROG	**NO_X**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
2022	2.08	39.30	16.34	0.12	11.25	5.19
2023	39.25	9.97	14.24	0.02	0.79	0.55
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Stantec 2022a (Appendix 2)

Table 3-2 Project Operation Regional Emissions

Year	Pollutant Emissions (lbs/day)					
	ROG	**NO_X**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
Area	2.76	0.0001	0.012	0.00	<0.001	<0.001
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	<0.001	0.001	0.006	<0.001	0.002	<0.001
Offroad	0.00	0.00	0.00	0.00	0.00	0.00
Total	**2.76**	**0.001**	**0.02**	**<0.001**	**0.002**	**<0.001**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Stantec 2022a (Appendix 2)

Consistency Criterion 2

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in City of Wildomar General Plan is considered to be consistent with the AQMP.

The City's General Plan designates the project site Commercial Retail (CR), and the site is zoned C-1/C-P (General Commercial). The proposed project would construct a BESS, which is considered a permitted use under the C-1/C-P (General Commercial) zone. Therefore, as the proposed project would be consistent with the City's existing land use and zoning designations, the proposed project is not anticipated to exceed the AQMP assumptions and would be consistent with the second criterion. Therefore, impacts would be less than significant.

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

Construction Emissions

Construction activities associated with the project would result in emissions of reactive organic gases (ROGs), NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. Emissions would result from site preparation, grading, construction, and paving. As shown in **Table 3-1**, above, emissions resulting from project construction would not exceed pollutant thresholds established by South Coast AQMD for emissions of any criteria pollutant. Therefore, criteria pollutant emissions generated during construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Operational Emissions

Operational activities associated with the proposed project would result in emissions of ROGs, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from area sources, energy sources, and mobile sources.

As shown in **Table 3-2**, above, the proposed project's daily regional emissions from on-going operations would not exceed the South Coast AQMD's regional threshold. Therefore, criteria pollutant emissions generated during operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

c) Less Than Significant Impact The proposed project would not expose sensitive receptors to substantial pollutants. LSTs represent the maximum emissions from a project that would not cause or

contribute to an exceedance of the most stringent applicable NAAQS and CAAQA at the nearest location where an individual can be expected to remain for 24 hours.

Localized Construction Impacts

LSTs only account for onsite emissions of NO_x, CO, PM_{10}, $PM_{2.5.}$ The City of Wildomar is located in Source Receptor Area 25 (Stantec 2022a). The project site is 2.83 acres, and therefore, the LSTs for a 2-acre site with receptors approximately 25 meters away was used for **Table 3-3**, Project Localized Emissions.

Table 3-3 Project Localized Emissions

Year	Pollutant Emissions (lbs/day)			
	NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
2022	16.98	10.06	4.00	2.24
2023	8.61	11.68	0.43	0.40
SCAQMD LST Threshold	234	1,100	7	4
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: Stantec 2022a (Appendix 2)
Note: Emissions include implementation of SCAQMD Rule 403

Carbon Monoxide Hotspots

CO attainment in the South Coast Air Basin by the SCAQMD was analyzed as part of the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide. As part of the 1992 CO Plan, an analysis for CO "hot spots," adverse CO concentrations, was conducted for four intersections in Los Angeles at the peak morning and afternoon time periods. This hot spot analysis did not predict any violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day.

The proposed project would be primarily operated remotely with a maximum of four maintenance staff working on the site every two-to-three months. As such, vehicle trips generated by the proposed project would be negligible. The 1992 CO Plan showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the traffic volume for the proposed project falls short of the 100,000 vehicles per day, no CO hotspot modeling was performed, and no significant long-term air quality impact is anticipated. Therefore, project impacts associated with CO hot spots are less than significant.

d) Less Than Significant Impact.

The potential for the proposed project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemicals plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The proposed project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and VOCs and the application of asphalt during construction activities and intermittent vehicle emissions associated with the proposed project's long-term operational activity. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is therefore considered less than significant. As the proposed project would be primarily operated remotely, refuse generation would be negligible. The proposed project would also be required to comply with South Coast AQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operational activities would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

4. Biological Resources

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

Stantec prepared a Biological Resources Technical Report on May 5, 2022, for the project, which is included as **Appendix 3** (Stantec 2022b).

DISCUSSION

a) Less Than Significant With Mitigation Incorporated.

The project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) criteria cell[1]; however, there is a criteria cell approximately 500 feet east of the site (Stantec 2022b). The project site is within a Stephens' Kangaroo Rat Plan Fee Area and the MSHCP Fee Area (Riverside County 2023a). According to the Biological Resources Technical Report (BRTR), the biological survey area (BSA), which includes the project site and a 300-foot buffer, included the following vegetation types: Arroyo Willow Thicket, Eucalyptus – Tree of Heaven – Black Locust Groves, Goodding's Willow – Red Willow Riparian Woodland and Forest, Hardstem and California Bulrush Marshes, Red Brome or Mediterranean Grass Grassland, Disturbed Red Brome or Mediterranean Grass Grasslands, Smartweed – Cocklebur Patches, and developed uses (Stantec 2022b). The BRTR also indicated that 49 plant species (29 native and 20 non-native plants) within the BSA were observed.

The following wildlife were observed in the BSA: European honeybee, Clouded Sulfur, Argentine ant, Western tiger swallowtail, cabbage white, harvester ant, western fence lizard, western side blotched lizard, red-shouldered hawk, Anna's hummingbird, Nuttall's woodpecker, bushtit, wren, American crow, house finch, song sparrow, lesser goldfinch, kingbird, mourning dove, California ground squirrel, and brush rabbit.

There are no special-status natural communities within the BSA and the project site is not within designated critical habitat (Stantec 2022b).

One special-status plant species, paniculate tarplant (*Deinandra paniculata)*, was observed in the southern portion of the site, near Clinton Keith Road and in the eastern portion of the site near the commercial property adjacent to the site (Stantec 2022b). Smooth tarplant (*Centromadia pungens* ssp. *laevis*) has a moderate potential to occur in the BSA (Stantec 2022b). With the implementation of **Mitigation BIO-1,** which requires a rare plant survey, impacts would be less than significant.

The California horned lark (*eremophila alpestris actia*), Cooper's hawk (*Accipiter cooperii*), least Bell's vireo (*Vireo bellii pusillus*), white-tailed kite (*Elanus leucurus*), and yellow-breasted chat (*Icteria virens*), while not observed during the September 2021 survey, have been documented in the northern portion of the BSA in the riparian habitat along Murrieta Creek (Stantec 2022b). With the implementation of **Mitigation BIO-2,** which requires a pre-construction nesting bird survey, impacts would be less than significant. Burrowing owl (*Athene cunicularia*) has a moderate potential to occur in the BSA. With the implementation of **Mitigation BIO-3,** which requires a focused burrowing owl survey, impacts would be less than significant.

b) No Impact. Riparian/riverine areas are lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to, or which depend

[1] A criteria cell is a roughly 160-acre rectangle overlaid onto parcels within the MSHCP Plan Area and that has areas described for conservation (WRCRCA 2023b).

upon soil moisture from nearby freshwater sources, or areas with freshwater flow during all or a portion of the year. The BRTR concluded that there were no hydrologic features onsite, however, an isolated concrete drainage channel occurs along the northside of the SCE Tenaja Substation, and begins on the westside of the project site. Murrieta Creek and the associated wetlands and riparian vegetation occur more than 100 feet from the project site. The National Wetlands Inventory did not identify riparian resources onsite (USFWS 2023). Therefore, no impact would occur.

c) No Impact. The BRTR concluded that there were no hydrologic features onsite, however, an isolated concrete drainage channel occurs along the northside of the SCE Tenaja Substation, and begins on the westside of the project site. Murrieta Creek and the associated wetlands and riparian vegetation occur more than 100 feet from the project site. The National Wetlands Inventory did not identify wetlands onsite (USFWS 2023). Therefore, no impact would occur.

d) Less Than Significant Impact with Mitigation Incorporated. Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range.

The BRTR indicated that the Murrieta Creek and riparian vegetation north of the project site provides a wildlife corridor. The Murrieta Creek and surrounding riparian vegetation are used by resident and migratory bird species for foraging and nesting, as well as by amphibians, fish, mammals, and reptiles. As project construction would occur within the boundaries of the project site, the wildlife corridor along Murrieta Creek would not be impacted. The BSA is within the Pacific Flyway, a major north-south for migratory birds in America, extending from Alaska to Patagonia (Stantec 2022b).

In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training. If all work cannot be conducted outside of the nesting season, a Project-specific Nesting Bird Management Plan would be prepared to determine suitable buffers (see **Mitigation Measure BIO-2**) to avoid any potential project-related impacts to nesting birds. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under California Fish and Wildlife Code Section 3503. In order to avoid violation of the MBTA and California Fish and Wildlife Code, implementation of **Mitigation Measure BIO-2** would ensure raptors and other nesting bird species that may or may not be covered under the MSHCP would be protected. Impacts would be less than significant with the implementation of mitigation.

e) No Impact. The City Wildomar Municipal Code Section 12.08.050, regulates trees within the public right of way. The project site contains no trees within a public right-of-way. There are no other city policies or ordinances protecting biological resources. Therefore, no impact would occur.

f) Less Than Significant With Mitigation Incorporated. The Western Riverside MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee

(i.e., signatory). Although the project site is located in the Elsinore Area Plan of the MSHCP, it is not located in a Criteria Cell. Since the site is not located in a Criteria Cell, there are no conservation requirements on the property. As the project site is not within a criteria cell, no Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.

The project site does not occur within a predetermined Survey Area for criteria area plant species, therefore, no surveys are required and the proposed project is consistent with MSHCP Section 6.3.2. The project site does not occur within a predetermined Survey Area for narrow endemic plant species' therefore, no surveys are required; the project is consistent with MSHCP Section 6.1.3. The project site does not occur within the Amphibian Species Survey Area; therefore, no surveys are required and the project is consistent with MSHCP Section 6.3.2. The project site does not occur within the Mammal Species Survey Area; therefore, no surveys are required and the project site is consistent with MSHCP Section 6.3.2. The project site does occur within the Burrowing Owl Survey Area; therefore, focused BUOW surveys are required (see **Mitigation Measure BIO-3**).

Based on the results of the habitat assessment and aquatic resource assessment, no MSHCP 6.1.2 riparian, riverine, or vernal pool resources were documented onsite. An MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) will not be required; the project is consistent with MSHCP Section 6.1.2. The Urban/Wildlands Interface guidelines presented in Section 6.1.4 of the MSHCP are intended to address indirect effects associated with locating commercial, mixed-use, and residential developments in proximity to an MSHCP Conservation Area. The project site is not located adjacent to an existing or proposed MSHCP Conservation Area. The project is consistent with MSHCP Section 6.1.4. The fuels management guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to MSHCP Conservation Areas. The project site is not located adjacent to an existing or proposed MSHCP Conservation Area. The project is consistent with MSHCP Section 6.4.

Additionally, as required per the City's Municipal Code, the project applicant/developer would be required to pay MSHCP and Stephens' Kangaroo Rat fees.

Therefore, impacts would be less than significant upon implementation of **Mitigation Measure BIO-3**.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant/developer is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee.

1. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant/developer is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.

MITIGATION MEASURES

BIO-1 Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance rare plant survey to further evaluate the rare plant species onsite, and the following shall be implemented:

- A Workers Environmental Awareness Program (WEAP) training shall be provided to all construction personnel to ensure onsite workers are aware of which special-status plants are on site.
- The construction limits shall be clearly flagged to ensure impacts to rare plant species are avoided or minimized to the extent feasible. Such flagging of construction limits and sensitive resources shall be verified by the qualified biologist.

Timing/Implementation: Prior to construction

Enforcement/Monitoring: *City of Wildomar Community Development Department*

BIO-2 Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance nesting bird survey and prepare a Project-Specific Nesting Bird Management Plan, if work cannot be conducted outside the nesting season (March 15th to September 15th), in accordance with the following:

- The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).

Timing/Implementation: Within three (3) days prior to the initiation of clearance/construction work

Enforcement/Monitoring: *City of Wildomar Community Development Department*

BIO-3 The project applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the project applicant shall implement relocation to safely relocate burrowing owl out of harm's way, in consultation with the CDFW. Notification to the CDFW shall occur if burrowing owls are found to be present onsite and the development of a conservation strategy in cooperation with the U.S.

Fish and Service, the CDFW, and the Western Riverside County Regional Conservation Authority (RCA) shall be conducted.

Timing/Implementation: Prior to construction

Enforcement/Monitoring: *City of Wildomar Community Development Department*

5. Cultural Resources

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

Cultural Resources Assessment was prepared for the proposed project by Stantec in March 2022 which is included as **Appendix 4** (Stantec 2022c).

DISCUSSION

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

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

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

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

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

The Cultural Resources Assessment indicated that cultural resources more than 50-years in age were not identified on the project site. Additionally, the project site is vacant and undeveloped. Therefore, no impact to historic resources would occur.

b) Less Than Significant Impact with Mitigation Incorporated. Archaeological resources are prehistoric or historic evidence of past human activities, including structural ruins and buried resources.

The records search indicated that no previously recorded resources were recorded within the project site; however, four resources (three prehistoric and one historic built environment resource) were previously documented within the Study Area (project site and 0.5-mile buffer).

As the project site is within an area of sensitivity for cultural, archaeological, and historical resources, and due to construction and ground-disturbing activities, there is potential for archaeological resources to be discovered onsite. Implementation of **Mitigation Measures TRI-1** through **TRI-8** (see V. 19, Tribal Cultural Resources) would ensure that any archaeological resources discovered on the project site would be properly managed by having a qualified archaeologist to monitor construction and grading activities, complying with provisions outlined in the Tribal Cultural Resources Treatment and Monitoring Agreement, and halting construction within 100 feet of discovered resources in the event that they are uncovered. Therefore, impacts would be less than significant with mitigation incorporated.

c) Less Than Significant Impact with Mitigation Incorporated. Construction activities associated with project implementation would require grading and excavation of the site below the surface. Pursuant to California Health and Safety Code Section 70520.5, in the event of an accidental discovery or recognition of any human remains on the site, no further excavation or disturbance of the site shall be permitted until the coroner of the county is contacted and has conducted an investigation into the circumstances, manner, and cause of any death, and recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains is less than significant with the implementation of **Mitigation Measures CUL-1** and **TRI-7**.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

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

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

6. Energy

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

a) Less Than Significant Impact.

Construction

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

Construction of the proposed project would require the use of construction equipment for grading, hauling, and building activities. Electricity use during construction would vary during different phases of construction—construction equipment during grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment. Construction also includes the vehicles of construction workers traveling to and from the project site and haul trucks for the export of materials from site clearing. The surrounding area is already served by electricity provided by Southern California Edison (SCE).

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

Transportation

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

to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Impacts would not be significant.

Operation

The proposed project would construct an 80-MW BESS onsite. The project site would be primarily operated remotely, with maintenance crew (maximum of four individuals) visiting the site once every two-to-three months, on average, which would result in a negligible increase for gasoline/diesel, as well as vehicle trips. The proposed project would interconnect to the existing SCE Tenaja Substation located directly south of the site, and would store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with SCE, thereby providing reliable and secure electricity supply. Therefore, impacts would be less than significant.

b) Less Than Significant Impact. The City of Wildomar is within SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals.

The RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) by reducing fuel consumption. The RTP/SCS is meant to provide individual jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. Specifically, the SCS distributes growth forecast data to transportation analysis zones for the purpose of modeling performance. As described in Section V.14*,* Population and Housing, the proposed project would not exceed the growth projections described in SCAG's RTP/SCS. The proposed project would not obstruct the implementation of the RTP/SCS.

The City of Wildomar does not have its own renewable energy plan or energy efficiency plan; however, the City does encourage the use of renewable energy via solar panels, recycling, etc. The proposed project would provide electricity through a GIA with SCE. All contractors and waste haulers are required to comply with the Countywide Integrated Waste Management Plan, which requires a minimum diversion of 50 percent of waste/project materials from being disposed. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

7. Geology and Soils

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

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Stantec prepared a Geotechnical Investigation Report on November 15, 2021 (Stantec 2021a) for the proposed project which is included as **Appendix 5**.

DISCUSSION

a) i) **Less Than Significant Impact with Mitigation Incorporated**. According to the Geotechnical Report, the site is not within an Alquist-Priolo Earthquake Fault Zone, and no known active faults traverse the site. However, the project site is within a seismically active region of Southern California. The nearest known active fault is the Elsinore fault system, which is located approximately 0.4-mile northeast of the site (Stantec 2021a). The project site is not located within a mapped Riverside County Fault Hazard zone (Riverside County 2023a). Compliance with seismic design criteria contained in the California Building Code (CBC) would minimize impacts to the extent feasible. Additionally, compliance with **Mitigation Measure GEO-1**, which states that the project applicant/developer shall incorporate all recommendations made in a final geotechnical report as approved by the City related to temporary excavations, grading, utility trench backfill, and so forth. Compliance shall be confirmed by the City as part of the building permit and inspection requirements. Therefore, impacts would be less than significant with mitigation incorporated.

ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site is in a seismically active region. Strong ground shaking due to moderate to severe earthquakes can be expected at the site within the lifetime of the project. Structures must also be designed and constructed to resist the effects of seismic ground motions as outlined in the most recent version of the California Building Code (CBC) Section 1613. After implementation of **Mitigation Measure GEO-1,** which states that the project applicant/developer shall incorporate all recommendations made in a final geotechnical report, impacts would be less than significant.

iii) **Less Than Significant Impact.** Medium dense to very dense granular soils and stiff to hard fine-grained soils are generally present from the ground surface to a depth of at least 26 feet at the site. Based on the denseness of granular soils and consistency of fine-grained soils, most of these soils in the top 26 feet are not considered susceptible to liquefaction. The Geotechnical Report indicated that relatively significant portions of the alluvial valley deposits between 17 and 23 feet below ground surface (bgs) are subject to liquefaction induced settlement, which is estimated to

be on the order of 1.3 inches. However, the Geotechnical Report indicated that the project site is not within a liquefaction zone. Therefore, impacts would be less than significant.

iv) **No Impact.** The project site is flat and not mapped as being in a landslide hazard zone (CDC 2022b). Therefore, no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated. The proposed project would include ground-disturbing activities that could subject surface soils to erosion. The City routinely requires the submittal of detailed erosion control plans with any grading plans to comply with the state water quality regulations. Since this project involves clearing, grading, or excavation that causes soil disturbance of one or more acres, it is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES) State General Permit (Order No. R8-2010-0033). Furthermore, the project is required to prepare and comply with an approved Stormwater Pollution Prevention Plan (SWPPP) that provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule.

Construction activities related to the proposed project would be subject to compliance with the CBC and would include best management practices (BMPs). Additionally, the SWPPP would consider the full range of erosion control BMPs, including any additional site-specific and seasonal conditions. BMPs may include but are not limited to covering of the disturbed or stockpiled soil, use of a dust-inhibiting material, landscaping, use of straw and jute to slow and channelize stormwater runoff, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion. Compliance with BMPs is required by the federal and state Clean Water Acts.

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

As indicated by the Geotechnical Report, any highly organic soil should be removed, and existing soil should be excavated to a minimum depth of 3 feet below the bottom of the footings. The removed soils can be placed back in the excavation as compacted fill. Compliance with the recommendations of a final geotechnical report (see **Mitigation Measure GEO-1**) would reduce impacts to less than significant. Therefore, project impacts to erosion and topsoil would be mitigated to less than significant.

c) Less Than Significant Impact with Mitigation Incorporated. See discussions above in a.iii) and a.iv). The project site is not at risk for landslide, collapse, liquefaction, or lateral spreading due to the relatively level terrain of the site. According to Figure S-7 in the City of Wildomar General Plan, the site is located within an area that is susceptible to subsidence. Groundwater was encountered during the geotechnical investigation at depths ranging from 19.5 feet to 23 feet. However, given the anticipated shallow foundations, groundwater would not be a significant consideration for the proposed project, and therefore, subsidence potential would not be significant. The CBC includes common engineering practices requiring special design and construction methods that reduce or eliminate potential impacts related to unstable soils. Compliance with CBC regulations and implementation of **Mitigation Measure GEO-1** would ensure adequate design and construction of building foundations to resist soil movement. Impacts would be less than significant with mitigation incorporated**.**

d) Less Than Significant Impact. The soils found onsite are considered to possess a low expansion potential (Stantec 2021a). Therefore, impacts would be less than significant.

e) No Impact. The proposed project would be primarily operated remotely and therefore, no restrooms are proposed. As such, sewer connections are not required, and no septic tanks or alternative wastewater disposal would be proposed. Therefore, no impact would occur.

f) Less Than Significant Impact with Mitigation Incorporated. Paleontological resources are fossilized remains of past life on earth such as bones, shells, leaves, tracks, burrows, and impressions. As shown in Figure OS-8 of the General Plan, the project site is within an area with high paleontological sensitivity. According to the Geotechnical Report, the near surface soils appear to be young alluvial valley deposits (Qyv) of Holocene and Late Pleistocene age which are considered to have a moderate-to-high paleontological potential. Given that the proposed project would require ground-disturbing activities, there is a potential to uncover paleontological resources. As such, implementation of **Mitigation Measure GEO-2,** which requires paleontological monitoring, would reduce impacts to less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

GEO-1 The project applicant/developer shall incorporate the recommendations of the Geotechnical Report prepared by Stantec (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.

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

GEO-2 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Paleontological monitoring may be reduced upon observations and recommendations of the professional-level project paleontologist. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.

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

Enforcement/Monitoring: *City of Wildomar Community Development Department and Building and Safety Department*

8. Greenhouse Gas Emissions

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

Air Quality and Greenhouse Gas Modeling was prepared by Stantec on April 12, 2022 (Stantec 2022a) and is included as **Appendix 2**.

DISCUSSION

a) **Less Than Significant Impact**. According to **Table 8-1**, Proposed Project GHG Emissions, the proposed project would result in a net total of approximately 410 pounds per day (286.4 $MTCO_2e$/year) of ROG. As the proposed project's emissions would be below SCAQMD's thresholds, impacts would be less than significant.

Table 8-1 Proposed Project GHG Emissions

Source	ROG (lbs/day)
Amortized Construction	9.55
Area	>0.001
Energy	218
Mobile	0.19
Offroad	0.00
Waste	77
Water	105
Total	**410[1]**
SCAQMD Thresholds $MTCO_2e$/year	3,000
Exceed Threshold?	***No***

Source: Stantec 2022a (Appendix 2)

[1] Total construction emissions are approximately 286.4 $MTCO_2e$/year. Emissions were amortized over a 30-year timeframe.

b) Less Than Significant Impact.

AB 32/SB 32 and 2008 and 2017 CARB Scoping Plans Consistency

As the proposed project's emissions meet the threshold for compliance with Executive Order S-3-05, the project's emissions also comply with the goals of AB 32 and the CARB Scoping Plan. The proposed project's consistency with the CARB Scoping Plan is analyzed in **Table 8-2**, 2008 Scoping Plan Measures Consistency Summary, and **Table 8-3**, 2017 Scoping Plan Update Recommended Actions Consistency Summary.

Table 8-2 2008 Scoping Plan Measures Consistency Summary

2008 Scoping Plan Measures to Reduce GHGs	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards. Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	**No Conflict.** These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this measure.
Energy Efficiency. Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	**No Conflict**. The proposed project would construct an 80-MW BESS that would interconnect to SCE's Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. The proposed project would be required to comply with applicable energy efficiency standards, and would therefore, comply with this measure.
Low Carbon Fuel Standard. Develop and adopt the Low Carbon Fuel Standard.	**No Conflict**. These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this measure.
Vehicle Efficiency Measures. Implement light-duty vehicle efficiency measures.	**No Conflict**. These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this measure.
Medium/Heavy-Duty Vehicles. Adopt medium and heavy-duty vehicle efficiency measures.	**No Conflict**. These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this measure.
Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**No Conflict.** The proposed project would construct an 80-MW BESS that would interconnect to SCE's Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. The proposed project would be required to comply with applicable energy efficiency standards, and would therefore, comply with this measure.

Table 8-2 2008 Scoping Plan Measures Consistency Summary	
2008 Scoping Plan Measures to Reduce GHGs	**Project Compliance with Measure**
High Global Warming Potential Gases. Adopt measures to reduce high global warming potential gases.	**No Conflict.** CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project site that are required to comply with these standards would comply with this measure**.**
Recycling and Waste. Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	**No Conflict.** The proposed project would construct an 80-MW BESS that would interconnect to SCE's Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. As the proposed project would be primarily operated remotely, waste generation would be minimal. The proposed project would comply with all applicable standards, and would therefore comply with this measure.
Water. Continue efficiency programs and use cleaner energy sources to move and treat water.	**No Conflict.** The proposed project would construct an 80-MW BESS that would interconnect to SCE's Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. As the proposed project would be primarily operated remotely, water use would be minimal. The proposed project would comply with all applicable standards, and would therefore comply with this measure.

Table 8-3 2017 Scoping Plan Update Recommended Actions Consistency Summary	
2017 Scoping Plan Recommended Actions to Reduce GHGs	**Project Compliance with Recommended Action**
Implement Mobile Source Strategy. Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	**No Conflict.** These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this strategy.
Implement Mobile Source Strategy. At least 1.5 million zero emission and plug- in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	**No Conflict.** These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this strategy.
Implement Mobile Source Strategy. Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low- NOX standard.	**No Conflict.** These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this strategy.
Implement Mobile Source Strategy. Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	**No Conflict.** These are CARB enforced standards; vehicles that access the project site, that are required to comply with these standards, would comply with this strategy.
Implement SB 350 by 2030. Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	**No Conflict.** The proposed project would construct an 80-MW BESS that would interconnect to SCE's Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. The proposed project would be required to comply with applicable energy efficiency standards, and would therefore, comply with this measure.

Table 8-3 2017 Scoping Plan Update Recommended Actions Consistency Summary	
2017 Scoping Plan Recommended Actions to Reduce GHGs	**Project Compliance with Recommended Action**
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	**No Conflict.** The proposed project would construct an 80-MW BESS that would interconnect to SCE's Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. As the proposed project would be primarily operated remotely, waste generation would be minimal. The proposed project would comply with all applicable standards, and would therefore comply with this measure.

As summarized in **Table 8-2** and **Table 8-3**, the proposed project would not conflict with any of the provisions of the Scoping Plan. Therefore, impacts would be less than significant.

Consistency with Western Riverside County of Governments (WRCOG) Subregional Climate Action Plan (CAP)

The City of Wildomar has not adopted the WRCOG Subregional Climate Action Plan (CAP) but uses the provisions of the CAP to evaluate development projects. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change. **Table 8-4,** WRCOG Subregional CAP Reduction Measure Project Consistency, shows the proposed project's compliance with the local reduction measures of the WRCOG Subregional CAP. As summarized in **Table 8-4**, the proposed project would not conflict with any of the provisions of the CAP. Therefore, impacts would be less than significant.

Table 8-4 WRCOG CAP Local Reduction Measure Project Consistency	
WRCOG Local Reduction Measure	**Project Compliance with Measure**
E-1: Energy Action Plan. Improve municipal and community wide energy efficiency and reduce energy consumption through the adoption of local Energy Action Plans (EAP).	**Not Applicable.** This measure is not directly applicable to the proposed project; however, the project would comply with apply standards.
E-3: Shade Trees. Strategically plant trees to reduce the urban heat island effect.	**No Conflict.** The proposed project would include perimeter landscaping.
T-2: Bicycle Parking. Provide additional options of bicycle parking.	**Not Applicable.** As the proposed project would be primarily operated remotely, bicycle parking would not be warranted.
T-8: Density. Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	**No Conflict.** The proposed project would be primarily operated remotely, with maintenance crew visiting the site every two-to-three months, on average. The

Table 8-4 WRCOG CAP Local Reduction Measure Project Consistency	
WRCOG Local Reduction Measure	**Project Compliance with Measure**
	employees would likely be from within the region, thereby reducing VMT.
T-10: Design/Site Planning. Design neighborhoods and sites to reduce VMT.	**No Conflict.** The proposed project would be primarily operated remotely, with maintenance crew visiting the site every two-to-three months, on average. The employees would likely be from within the region, thereby reducing VMT.
T-11: Pedestrian Only Access. Encourage walking by providing only community areas.	**Not Applicable.** The proposed project would be primarily operated remotely, with maintenance crew visiting the site every two-to-three months, on average. The proposed project would operate as a BESS and would not be open to the public. Pedestrian-only access would not be warranted.
T-14: Voluntary Transportation Demand Management. Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving.	**Not Applicable.** The proposed project would be primarily operated remotely, with maintenance crew visiting the site every two-to-three months, on average. The proposed project would operate as a BESS, and the project's VMT would be negligible.
T-15: Accelerated Bike Plan Implementation. Accelerate the implementation of all or specific components of a jurisdiction's adopted bike plan.	**Not Applicable.** As the proposed project would be primarily operated remotely, bicycle parking would not be warranted.
T-16: Fixed Guideway Transit. Introduce a fixed-route transit service in the jurisdiction.	**Not Applicable.** This measure is not directly applicable to the project.
T-17: Neighborhood Electric Vehicle Programs. Implement development requirements to accommodate Neighborhood Electric Vehicles and supporting infrastructure.	**Not Applicable.** This measure is not directly applicable to the project.
T-18: Subsidized Transit. Increase access to transit by providing free or reduced passes.	**Not Applicable.** This measure is not directly applicable to the project.
SW-1: Yard Waste Collection. Provide green waste collection bins community-wide.	**Not Applicable.** This measure is not directly applicable to the project.
SW-2: Food Scrap and Paper Division. Divert food and paper waste from landfills by implementing collection system.	**No Conflict.** The proposed project would construct an 80-MW BESS that would interconnect to SCE's Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. As the proposed project would be primarily operated remotely, waste generation would be minimal. The proposed project would comply with all applicable standards, and would therefore comply with this measure.

Summary

Compliance with regulations would ensure the proposed project's GHG emissions would be below the SCAQMD threshold of 3,000 $MTCO_2e$ /year. The proposed project would also be in compliance with the reduction goals of the WRCOG Subregional Climate Action Plan, the CARB Scoping Plan, AB 32, and SB 32. Furthermore, the proposed project would comply with applicable building and energy efficiency standards. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

9. Hazards and Hazardous Materials

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

A Phase I Environmental Site Assessment Update (ESA) was prepared by Stantec on December 1, 2021 (Stantec 2021c), which is included as **Appendix 6**.

DISCUSSION

a) Less Than Significant Impact. Construction activities at the project site would involve the use of hazardous materials such as fuel, asphalt, lubricants, toxic solvents, pesticides, and herbicides which would be transported to and from the site and be present temporarily during construction. These potentially hazardous materials would not be used in quantities sufficient enough to pose a significant hazard to public health and safety or the environment, and their use during construction would be short-term.

Operation of the project would involve the use of hazardous materials such as cleaners, solvents, paints, degreasers, pesticides, fertilizers, and other custodial products. The materials used and stored onsite would be clearly labeled and safely stored in compliance with state and federal requirements. Therefore, a less than significant impact would occur.

The transport, use, storage, and disposal of hazardous materials would be required to comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration. Moreover, any businesses that transport, generate, use, and/or dispose of hazardous materials in Wildomar are subject to existing local hazardous materials regulations, such as those implemented by the Riverside County Department of Environmental Health which is the Certified Unified Program Agency (CUPA) for Riverside County. This program is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, including Wildomar. However, as the proposed project would construct an 80-WM BESS, which would be primarily operated remotely, the use of hazardous materials would be minimal. Compliance with federal, state, and local laws and regulations would result in a less than significant impact.

b) Less Than Significant Impact. As described in the response to 9.a), above, construction and operation of the proposed project would involve the transport, storage, and use of hazardous materials on the site including common cleaning substances, building maintenance products, lubricants, paints, solvents, herbicides, pesticides, and fertilizers.

An impact could occur if construction and operation of the proposed project would create conditions where hazardous materials could easily contaminate surrounding soil, water, or air.

Construction projects typically maintain supplies onsite for containing and cleaning small spills of hazardous materials. However, construction activities would not involve a significant amount of hazardous materials, and their use would be temporary. Furthermore, project construction workers would be trained on the proper use, storage, and disposal of hazardous materials. Also, construction activities would be conducted in accordance with the SWPPP as part of the NPDES permit, as detailed in Section V.10, Hydrology and Water Quality. The primary objective of the SWPPP is to identify, construct, implement, and maintain best management practices (BMPs) to reduce pollutants in stormwater

discharges and authorized non-stormwater discharges from the construction site. BMPs for hazardous materials include, but are not limited to, off-site refueling, placement of generators on impervious surfaces, establishing clean out areas for cement, etc.

Operation of the proposed project would not warrant use of hazardous materials in quantities that could result in hazardous conditions.

While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Therefore, transport, use, and/or disposal of hazardous materials during construction and operation of the proposed project would be properly managed, and impacts would be less than significant.

c) No Impact There are no schools within a quarter mile of the site. The nearest school to the project site is the Sycamore Academy Charter School, approximately 0.3-mile northeast of the site. Therefore, no impact would occur.

d) No Impact. The project site is not included on a list of hazardous materials databases compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) (DTSC 2023; SWRCB 2023). According to the Phase I ESA, there is no evidence of Recognized Environmental Conditions (RECs) or underground/above ground storage tanks onsite, however the following Business Environmental Risks (BERs) were identified with the site: potential biological resources, proximity to the Elsinore Fault Zone, and proximity to the Zone AE flood zone (Stantec 2021c). The project site would implement mitigation and building standards to address these BERs, as substantiated within this IS/MND. As the project site is not listed on any hazardous materials databases and there are no RECs onsite, no impact would occur.

e) No Impact. The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 7 miles east of the project site. Given the distance and because the project is not in the airport land use plan area for French Valley Airport, there is no impact.

f) Less Than Significant Impact. Access to the project site would be provided via two driveways along Clinton Keith Road. Construction would take place within the project site; no roadway closures are anticipated. If roadway closure(s) or reduction in access/capacity is necessary during construction (i.e., to connect to utilities), the City will require that the applicant submit appropriate detour plans for review prior to the issuance of a building permit. Adherence to these requirements would ensure that the project would not have a significant impact on emergency response and evacuation plans. Therefore, impacts would be less than significant.

g) Less Than Significant With Mitigation Incorporated. California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time

horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is not within a VHFHSZ (CAL FIRE 2023). Nonetheless, development on the project site would be subject to compliance with the 2022 California Building Code (CBC) (or the most current version) and the 2022 edition of the California Fire Code (CFC) (or the most current version). The 2022 CFC (Part 9 of Title 24 of the California Code of Regulations) includes Section 4905.2, Construction Methods and Requirements within Established Limits. Fire Code Chapter 49 cites specific requirements for wildland-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Wildomar is covered under the Wildomar Local Hazard Mitigation Plan, Riverside County Operational Area Emergency Operations Plan and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (Riverside County 2019; Riverside County 2023b). These plans provide guidance to effectively respond to any emergency, including wildfires.

The proposed project would be designed with multiple automatic and manual power-down/safety mechanisms including passive fire suppression systems built into each container. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating, etc. The entire proposed project's power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault, etc.). In addition, the proposed project would be equipped with breakers that could be opened manually to power-down different equipment or the proposed project as a whole. Moreover, speed bumps at the project site would be required to be cleared by the Riverside County Fire Department, thereby ensuring that they do not conflict with emergency access.

In addition, all proposed construction in the City is required to meet minimum standards for fire safety, and **Mitigation Measures HAZ-1** and **HAZ-2,** which require conformance with the California Building Code and Fire Code, will be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

HAZ-1 Prior to the issuance of building permits, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.

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

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

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

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

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

10. Hydrology and Water Quality

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

The following analysis is based on the Project Specific Water Quality Management Plan (WQMP) prepared by Stantec on July 7, 2023, and is included as **Appendix 7** (Stantec 2023a), and the Preliminary Drainage Study by Stantec dated June 20, 2023, and included as **Appendix 8** (Stantec 2023b) to this Initial Study.

DISCUSSION

a) Less Than Significant Impact.

Construction

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

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

Requirements for waste discharges potentially affecting stormwater from construction sites of one acre or more are set forth in the SWRCB's Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ. The site is larger than one acre and would be subject to requirements of the Construction General Permit. Projects obtain coverage under the Construction General Permit by filing a Notice of Intent with the SWRCB prior to grading activities and preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the project site, and to contain hazardous materials. BMPs categories include, but are not limited to, erosion control and wind erosion control, sediment control, tracking control, non-storm water management controls, and waste management controls. Implementation of BMPs and monitoring required under the SWPPP would reduce, minimize, reduce and or treat pollutants and prevent short-term intermittent impacts to water quality from construction activities to less than significant levels.

Operation

The primary constituents of concern during the project operational phase would be solids, oils, and greases from parking area and driveways that could be carried offsite. Site design BMPs as stated in the Water Quality Management Plan (WQMP), included as **Appendix 7** to this IS/MND, would include, but are not limited to, using native landscaping to minimize irrigation and marking storm drain inlets "Only Rain

Down the Storm Drain" (Stantec 2023a). The BMPs would properly manage flow and prevent stormwater pollution by reducing the potential for contamination at the source, as listed in the WQMP (see **Appendix 7**). The BMPs specific to the project have been determined as part of the WQMP to be approved by the City.

Additionally, onsite landscaping and gravel covering the native ground would assist with minimizing the amount of runoff from the site by providing permeable areas for water infiltration and decreasing runoff volume.

Under existing conditions, stormwater that drains to the east and south discharges to the street gutter on Clinton Keith Road to a curb inlet located approximately 450 feet southeast of the project site. The curb inlet outlets to a rock-lined ditch via a 24-inch reinforced concrete pipe (RCP) that ultimately discharge to Murrieta Creek (Stantec 2023b). The stormwater that drains to the northwest corner of the site drains to the street gutter on Grand Avenue and is captured by a curb inlet on the northside of Clinton Keith Road approximately 100 feet southwest of the site. The stormwater is conveyed to a 36-inch RCP via a double 24-inch RCPs to the southside of Clinton Keith Road and ultimately discharges to the Murrieta Creek.

Under proposed conditions, the site would surface flow to a detention basin in the northwest corner as well as to a detention basin in the southeast corner. The proposed detention basins attenuate post-development flows so as not to exceed the pre-development volume. Once sufficient volume is detained, the runoff would outlet through raised inlets. The upstream end of the onsite storm drain system would connect to the northwest basin with a 12-inch PVC pipe and follow the access road alignment prior to connecting to a 15-inch RCP servicing the southeast basin near the easterly entrance. The runoff would then outlet via an 18-inch RCP and connect to the existing 36-inch RCP on the southside of Clinton Keith Road (Stantec 2023b).

In general, projects must control pollutants, pollutant loads, and runoff volume from the project site by controlling runoff. Projects must incorporate BMPs in accordance with the requirements of the municipal NPDES permit. The proposed project would comply with water quality standards, and impacts are less than significant.

b) Less Than Significant Impact.

According to the Geotechnical Report, groundwater was encountered at depths ranging from 19.5 feet to 23 feet. The project site lies within the Santa Margarita River Watershed, and the Murrieta Creek and Wildomar Sub-Watersheds (Stantec 2023a). Although the project site is within the Temecula Valley Groundwater Basin, it would be subject to the Elsinore Basin Groundwater Management Plan as the site would be served by the Elsinore Valley Municipal Water District (DWR 2023a).

Groundwater recharge occurs when water seeps through soil to replenish underground aquifers. Groundwater recharge is a major practice in Southern California. The primary sources of groundwater recharge in basins are:

- Recharge from precipitation – Rainfall directly to the basin.
- Surface water infiltration – Recharge from infiltration of surface waters such as streams.

- Infiltration from land use – Direct surface recharge from application of water for irrigation.
- Infiltration from septic tanks – Infiltration in areas serviced by septic systems in the basin.

The Elsinore Basin, which is a major source of potable groundwater supply for Elsinore Valley Municipal Water District (EVMWD), has not been identified to be in a state of overdraft (DWR 2023b). Furthermore, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2021). Therefore, the proposed project would not impede sustainable groundwater management of the Basin, and impacts would be less than significant.

c)

i, ii) **Less Than Significant Impact**.

Please refer to issue b) in Section V.7, Geology and Soils, for further discussion of erosion. Surface water drainage would be controlled by building regulations, with the water directed toward existing streets, flood control channels, storm drains, and catch basins. The proposed drainage for the site would not channel runoff on exposed soils, would not direct flows over unvegetated soils, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements and the countywide MS4 permit. Additionally, the project applicant/developer is required to submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during project construction. Furthermore, the applicant is required to prepare and submit a detailed erosion control plan for City approval prior to obtaining a grading permit. Implementation of an erosion plan would address any erosion issues associated with proposed grading and site preparation. The proposed project would cover the site's native ground with gravel, and the site's surface flow would be directed to detention basins in the northwestern and southeastern corners of the site.

The site currently is undeveloped with exposed soils and shrubs that generally drains from the east to south, and discharges to the street gutter along Clinton Keith Road. The site would surface flow to a detention basin in the northwest corner and a detention basin in the southeast corner; the proposed detention basins would attenuate post-development flows so as to not exceed the pre-development volume (Stantec 2023b).

The project-specific WQMP provides BMPs for after construction, such as using native landscaping to reduce irrigation. Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site, or flooding on- or off-site. Therefore, impacts would be less than significant.

iii) **Less Than Significant Impact.** The proposed project is required to comply with Wildomar Municipal Code Section 13.12.050, which requires development to comply with a MS4 Permit from the San Diego Regional Water Quality Control Board. The proposed project would include detention basins to capture surface flow, and the proposed project's post-development flows

would not exceed pre-development flows. Therefore, the proposed project would not exceed the capacity of the existing stormwater system. Impacts would be less than significant.

iv). **No Impact.** The project site is within Zone X, which is designated as an area determined to be outside the 0.2 percent annual chance floodplain based on the Federal Emergency Management Agency (FEMA)'s Flood Insurance Rate Map (Map #06065C2684G) (Stantec 2021a). Therefore, no impacts would occur.

d) No Impact. As provided in V.10.c.iv, the project site is not within a flood hazard zone. The project site is not in an area that is subject to seiches, mudflows, or tsunamis due to the absence of any nearby bodies of water and mud/debris channels (Stantec 2021a). Additionally, the County of Riverside identifies dam inundation hazard areas throughout the county. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The County's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan. As shown in Figure S-10, the project site is not in any dam inundation hazard zones (Wildomar 2003). In addition, the project is not in the vicinity of any levees (USACE 2022). Therefore, the project would not be exposed to seiches, mudflows, or tsunami hazards, and no impact would occur.

e) Less Than Significant Impact. As provided in Section V.10.b, above, although the project site is within the Temecula Valley Groundwater Basin, it would be subject to the Elsinore Basin Groundwater Management Plan as the site would be served by the Elsinore Valley Municipal Water District (EVMWD) which gets its water from the Elsinore Basin. The proposed project would not conflict or obstruct implementation of EVMWD's Urban Water Management Plan (UWMP). Additionally, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2021).

The project site is in the Water Quality Improvement Plan for the Santa Margarita River Watershed Management Area. The proposed project would comply with water quality requirements set forth in the Statewide General Construction Permit, the NPDES, and the City of Wildomar Municipal Code Section 13.12 (Stormwater Discharge System Protection). Additionally, given that the project site would be primarily operated remotely, water use would be negligible. Therefore, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

11. Land Use and Planning

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

DISCUSSION

a) No Impact. The project site is in an urbanized area characterized by a mix of land uses. The surrounding area includes residential, commercial, and undeveloped uses. The site is vacant and zoned C-1/C-P (General Commercial) and has a land use designation of Commercial Retail (CR). Implementation of the proposed project would be consistent with the existing uses in the surrounding area and would conform to the City's vision for development in this area. The proposed project would not disrupt or divide the physical arrangement of an established community as project development would occur within the project site boundaries; therefore, no impact would occur.

b) Less Than Significant Impact. The project site has a land use designation of Commercial Retail (CR) and is zoned C-1/C-P (General Commercial). The proposed project is consistent with the policies and development standards established under these designations and ordinances.

As described in Section 17.72, C-1 and C-P General Commercial Zones, of the Wildomar Municipal Code, the site's C-1/C-P zoning designation permits electrical substations with the approval of a plot plan. The development standards listed in the Section 17.72, C-1 and C-P General Commercial Zones, of the Wildomar Municipal Code, restrict structures to a maximum height of 50 feet. The tallest structure, the main transformer, of the proposed project, would be 22 feet. The proposed project would adhere to all additional development standards listed in Section 17.72, C-1 and C-P General Commercial Zones, of the Wildomar Municipal Code, and other applicable standards of the Municipal Code.

Additionally, the City is a signatory to the MSHCP and the project site is within the Stephens' Kangaroo Rat Plan Fee Area, as discussed in Issue V.4.a, Biological Resources, of this Initial Study, and therefore, the proposed project is required to pay fees. Compliance with the MSHCP, applicable General Plan policies, and zoning ordinances would result in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

1. Section 3.44.060 of the Wildomar Municipal Code requires that the applicant pay appropriate development impact fees prior to issuance of a certificate of occupancy for the development project.

2. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant/developer is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.
3. Section 17.248.030 of the Wildomar Municipal Code requires that the applicant apply for a conditional use permit for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.

MITIGATION MEASURES

None required.

12. Mineral Resources

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

DISCUSSION

a) No Impact. There are no mines mapped on the project site (CDC 2016). Additionally, the project site is in an area designated as MRZ-3 by the Wildomar General Plan (Wildomar 2003). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. As a result, no impacts would occur.

b) No Impact. There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan. Construction of the proposed project would not create a substantial demand of aggregate resources. As a result, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

13. Noise

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

A Noise Memorandum was prepared by Stantec. on April 29, 2022 (Stantec 2022d) which is summarized herein and included as **Appendix 9**.

Noise Impact Fundamentals and Terminology

For a point source, such as electrical equipment, sound attenuates at a rate of 6 dB per doubling of distance. For a line source, such as free-flowing traffic on a roadway, sound attenuates at a rate of 3 dB per doubling of distance. Atmospheric conditions including wind, temperature gradients, and humidity can change how sound propagates over distance and can affect the level of sound received at a given location. Barriers, such as solid fences, buildings, and topography that block the line of sight between a source and receptor, also increase the attenuation of sound over distance.

DISCUSSION

a) Less Than Significant Impact.

Significance Criteria

According to Table 1, Sound Level Standards, in Chapter 9.48, Noise Regulations, of the Wildomar Municipal Code, the maximum noise level are as follows:

- RR (Rural Residential)
    - Daytime (7:00 a.m. – 10 p.m.): 45 dBA (Maximum)

- Nighttime (10 p.m. – 7 a.m.): 45 dBA (Maximum)

- Commercial:
  - Daytime (7:00 a.m. – 10 p.m.): 65 dBA (Maximum)
  - Nighttime (10 p.m. – 7 a.m.): 55 dBA (Maximum)

Analysis Conditions

The following conditions and assumptions were included in the exterior noise analysis:

- The predicted noise levels were calculated using the SoundPLAN acoustic modeling software which uses standardized prediction techniques (per ISO 9613) and accounts for distance, topography, vegetation, and the effect of shielding and reflections produced by buildings and acoustic barriers.
- All receivers were position at 5 feet above ground level.
- Transformer and inverter units were modeled as a point source.
- Battery modules were modeled as an area source.
- Where data was not provided, typical, generic equipment noise data was used based on the size and typical operating speeds of the equipment.
- All units were assumed to be operating at full capacity, continuously.
- Noise from the project site was analyzed to the adjacent properties.
- The proposed fence around the site was assumed to be a 6-foot-high open link fence with no acoustic properties.

Construction Noise (on-site)

The project site is surrounded by commercial uses to the north, vacant land to the east, the SCE Tenaja Substation to the west, and residential uses that appear to be unoccupied to the west. As such, there are no sensitive residences directly adjacent to the project site. However, approximately 570 feet[2] south of the project site, in the City of Murrieta, there are occupied single-family homes. Construction noise typically occurs intermittently and varies on the nature or phase of construction (e.g., land clearing, grading, etc.). Construction activities would occur throughout the project site and would not be concentrated in one location. Construction activities would be short-term in nature.

In addition, the City's Noise Ordinance (Section 9.48.020 of the Wildomar Municipal Code) indicates that noise sources associated with private construction projects located within one-quarter of a mile from an inhabited dwelling are permitted between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through July. These permitted hours of construction are included in the code recognize that construction

[2] Measured from property-line-to-property-line.

activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Project construction activities would comply with the above allowed hours.

In addition to adherence to the City of Wildomar Municipal Code Section 9.48.020, which limits the construction hours of operation, the following best management practices (BMPs) would be implemented to further reduce construction noise emanating from the proposed project:

1. All construction equipment, fixed or mobile, would be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
2. All stationary construction equipment would be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. As applicable, shut off all equipment when not in use.
4. Equipment staging shall be located in areas that create the greatest distance between construction-related noise/vibration sources and sensitive receptors surrounding the project site.
5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources would be directed away from existing residences east of the project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and the nearest off-site residences. The shielding should be without holes and cracks.
6. No amplified music and/or voice would be allowed on the project site.
7. Haul truck deliveries would not occur outside of the hours presented as exempt for construction per City's Municipal Code Section 9.48.020.

Compliance with the City's Municipal Code and implementation of the BMPs would ensure construction noise impacts would be less than significant.

Construction Noise (off-site)

During construction, short-term construction-related vehicle trips would be generated during the span of construction activities. Given the project site's proximity to I-15, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps. Given the size and nature of the proposed project, off-site project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels. Impacts would be less than significant.

Operations

Onsite Operations

Table 13-1, Project Operational Noise, shows that the proposed noise levels would not exceed the City's nighttime noise standards. Therefore, the estimated noise levels at the property lines and noise sensitive properties are not expected to exceed the City of Wildomar daytime and nighttime noise thresholds. Impacts would be less than significant.

Table 13-1 Project Operational Noise			
Property Location	**Predicted Sound Pressure Level (SPL) (dBA)**	**Maximum Sound Level Standards (Day/Night)**	**Exceeds Standards?**
Adjacent north property line (27 feet) shared with Commercial zoned property	47	65/55	No
Adjacent south property line (75 feet) share with Rural Residential zoned property	45	45/55	No
Receiver south residential neighborhood (568 feet)	31	45/55	No
Adjacent east property line (95 feet) shared with Commercial zoned property	44	65/55	No
Adjacent west property line (33 feet) shared with Rural Residential zoned property	44	45/45	No
Source: Stantec 2022d (Appendix 9)			

Project-Generated Vehicle Traffic

The proposed project would be primarily operated remotely with a maximum of four maintenance staff working on the site every two-to-three months. As such, vehicle trips generated by the proposed project would be negligible, and noise generated from vehicle traffic would be less than significant.

b) Less Than Significant Impact.

Construction

Groundborne vibration is rarely annoying to people who are outdoors, so it is usually evaluated in terms of indoor receivers. For annoyance, vibration is typically noticed nearby when objects in a building generate noise from rattling windows or picture frames. Construction activities are typically distributed throughout a project site, and therefore, vibration annoyance would not be concentrated in one area. There are no sensitive uses directly adjacent to the site; the residential uses to the west appear to be unoccupied. For vibration annoyance, the Federal Transit Administration (FTA) uses a vibration level limit of 72 VdB. The nearest sensitive receptors to the site are the occupied residential uses approximately 570 feet south of the project site. At distances beyond 135 feet, vibration annoyance from typical construction equipment (excluding equipment used for pile driving or blasting) would be below the 72 VdB FTA vibration threshold. This is because the loudest typically used construction equipment, which is the vibratory roller, has a vibration level of 94 VdB at 25 feet and would attenuate to exactly 72 VdB at 135 feet. Therefore, as this is the most perceptible piece of construction equipment, all other construction equipment would either be at or below the 72 VdB threshold at 135 feet. Therefore, the construction-

generated vibration would not significantly impact the sensitive receptors 570 feet south of the project site, and impacts would be less than significant.

Operations

Operation of the proposed project would not include any substantial long-term vibration sources. Therefore, no significant vibration effects from operations would occur.

c) No Impact. The project is not located within an airport land use plan. There is no public airport or public use airport located within two miles of the project site; however, the nearest airport is the French Valley Airport located approximately 7 miles east of the project site. The proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

14. Population and Housing

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

DISCUSSION

a) Less than Significant Impact. Construction of the proposed project would require contractors and laborers. Because of the size of the proposed project, the City expects that the supply of general construction labor would be available from the local and regional labor pool. The unemployment rate for Riverside County region is 4.4 percent (BLS 2023). The proposed project would not result in a long-term increase in employment from short-term construction activities.

The proposed project would require a maximum four-person crew for maintenance visits once every two-to-three months, on average. As such, the proposed project employment generation is not expected to result in a significant relocation of employees to the region due to the size of the existing labor pool in the area. Additionally, when compared to the Southern California Association of Government's (SCAG) employment 2045 projection of 11,200 workers in the City, the proposed project's contribution to overall population increases due to employment is marginal (SCAG 2020). Therefore, the proposed project would not directly nor indirectly induce substantial unplanned growth to the City's population.

b) No Impact. The project site is vacant and does not contain any housing, and project construction would occur within the project site boundaries. Therefore, the construction of the proposed project would not displace substantial numbers of existing people or housing units, which could necessitate the construction of replacement housing elsewhere. No impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

15. Public Services

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

DISCUSSION

a) Less Than Significant Impact. The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 75 on 38900 Clinton Keith Road in the City of Murrieta is approximately 1.45 miles southwest of the site and RCFD Fire Station 61 on 32637 Gruwell Street in the City of Wildomar is approximately 1.85 miles to the west of the site. These and several other Riverside County and Murrieta Fire Department stations in the surrounding area would be able to provide fire protection services to the project site, if needed.

The proposed project would be designed with multiple automatic and manual power-down/safety mechanisms including passive fire suppression systems built into each container. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating, etc. The entire proposed project's power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault, etc.). In addition, the proposed project would be equipped with breakers that could be opened manually to power-down different equipment or the proposed project as a whole.

A standard Condition of Approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard City development impact fees, which

include a fee for fire service impacts. The proposed project is not expected to result in activities that create unusual fire protection needs, therefore any such impacts are considered less than significant.

b) Less Than Significant Impact. Police protection services are provided in Wildomar by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 7.2 miles west of the project site. Traffic enforcement is provided in this area of Riverside County by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel.

The Sheriff's Department strives to maintain a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (Wildomar 2018). As discussed in Section V.14, Population and Housing, the proposed project is not anticipated to induce substantial population growth in the area; additionally, no residential uses are proposed. Therefore, would not be expected to substantially increase the demand for police protection services.

Regardless, pursuant to Section 3.44 of the Municipal Code, Fees, the project applicant/developer is required to pay standard development impact fees, which include a fee for police service to offset potential demand for new structures or expanded facilities associated with development. Consideration of adding more law enforcement personnel is a City Council decision and is not a CEQA issue. As the physical impacts of police force expansion are part of the impact fees that are required to be paid prior to building permit, this impact is less than significant.

c) Less Than Significant Impact. The project site is in the Lake Elsinore Unified School District (LEUSD). As discussed in issue a) in section V. 14, Population and Housing, the proposed project would not induce substantial growth to the City's population, and would not propose residential uses. The City provides a Notice of Impact Mitigation Requirement to applicants for a building permit, who then work with the school district to determine the precise amount of the fee. Once the fee has been paid in full, LEUSD prepares and provides a certificate to the City demonstrating payment of the fee. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact is less than Significant.

d) Less Than Significant Impact. The City of Wildomar owns and manages four public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, Windsong Park, and Malaga Park. Additionally, the City is proposing to develop two new park sites of 11 and 27 acres, respectively. The City requires 3 acres of neighborhood and community parkland per 1,000 residents as per the City of Wildomar Municipal Code Section 16.20.020 Park and recreation fees and dedications. The proposed project is not projected to add new residents as the proposed project would not construct residential uses. Payment of the City's development impact fees would reduce all impacts to less than significant.

e) Less Than Significant Impact. Development of the proposed project would not significantly increase demand for other public facilities. Any population growth associated with the proposed project would not exceed the City's growth projections, and would have been accounted for in long-range public facilities master plans. The project applicant/developer would be required to pay any applicable impact fees which

would contribute to offsetting this demand on local government services. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project applicant/developer is required to comply with the requirements of the Riverside County Fire Department and pay standard development impact fees for fire service impacts (Wildomar Municipal Code Section 3.44).
2. The project applicant/developer is required to pay standard development impact fees for police service impacts (Wildomar Municipal Code Section 3.44).
3. The City will require that the project applicant/developer work with the LEUSD to determine the precise amount for the Notice of School Impact Mitigation, and demonstrate payment of the fee prior to issuance of a building permit. (Wildomar Municipal Code Section 15.50.170)
4. The project applicant/developer is required to pay standard development impact fees for impacts to parks (Wildomar Municipal Code Section 3.44).

MITIGATION MEASURES

None required.

16. Recreation

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

DISCUSSION

a) No Impact. See response to issue V.15.d, Public Services, above. The proposed project would not result in a direct increase in population growth as the proposed project would not construct housing. Typically, residential uses result in a higher demand for recreational facilities compared to other uses. Therefore, no impacts would occur.

b) No Impact. Implementation of the proposed project would not result in a direct increase in population growth as the proposed project would construct a BESS onsite which would be primarily operated remotely. Typically, residential uses result in a higher demand for recreational facilities compared to other uses. As the proposed project does not include new homes, the proposed project would not require the construction or expansion of recreational facilities. No impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. Transportation

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

a) No Impact.

Public Transit, Pedestrian, and Bicycle Plans

There are no bus stops within the project area. The nearest bus stop is Riverside Transit Agency (RTA) Bus Route 23 located on Catt Road, approximately 0.77-mile northwest of the project site. RTA Bus Route 23 provides service for the cities of Wildomar, Murrieta, and Temecula (RTA 2023). Since the project site is not located directly along RTA Route 23, and project construction would occur within the project site boundaries, the proposed project would not propose changes to the route or its operations. The proposed project would not construct pedestrian or bicycle facilities.

Given that the proposed project would be primarily operated remotely, and the maintenance crew that visit the site would likely use trucks to carry/transport maintenance equipment/tools, the proposed project would have a negligible impact to public transit, pedestrian, or bicycle facilities. The construction and operation phases of the proposed project would occur within the project site boundaries and would not interfere with the use of transit, pedestrian, or bicycle facilities.

The proposed project would be consistent with the General Plan's goals and policies, and the proposed project is not found to result in conflicts with adopted policies, plans, or programs, nor is it expected to negatively affect the performance or safety of existing or planned pedestrian, bicycle, or transit facilities. Therefore, the proposed project would not conflict with any policies, plans, or programs related to public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would occur.

Roadways and Intersections

Automobile delay, as described by Level of Service (LOS) or other measurements of vehicular capacity or traffic congestion, is no longer considered a significant impact under CEQA. However, the City uses LOS to determine the appropriate size of roadways and the need for intersection improvements. If the proposed project is projected to exceed the City's LOS standard, conditions of approval may be placed on the project to address the traffic impact. As CEQA must evaluate the whole of the project, physical impacts to the environment such as changes to roadways and/or intersection from either a mitigation measure or condition of approval must also be evaluated.

Although the proposed project would be primarily operated remotely, the proposed project would require a maximum four-person crew for maintenance visits once every two-to-three months, on average. As such, any increases to LOS on the surrounding roadways as a result of project implementation would be negligible. Therefore, no impact would occur.

b) No Impact. According to CEQA Guidelines Section 15064.3 subdivision (b), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact.

The City's VMT guidelines state that VMT analyses are not required for projects that generate 110 trips or less. The proposed project would be primarily operated remotely with a maximum of four maintenance staff working on the site every two-to-three months. As such, vehicle trips generated by the proposed project would be negligible. Therefore, no impact would occur.

c) Less Than Significant Impact. The proposed project would include two driveways along its eastern boundary on Clinton Keith Road. The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The proposed project's driveways would be reviewed for compliance with these standards as part of the City's review process. Additionally, payment of the Transportation Uniform Mitigation Fee (TUMF) by the project as required by Wildomar Municipal Code Chapter 3.40, Western Riverside County Transportation Uniform Mitigation Fee, addresses the project's proportionate share of regional transportation improvements. Per Section 3.40.040(B) of the Wildomar Municipal Code, fees are calculated by WRCOG according to the calculation methodology fee set forth in the WRCOG TUMF Fee Calculation Handbook. Adherence to all applicable standards would ensure that roadway hazards are reduced, and impacts are less than significant.

d) Less than Significant Impact. The proposed project would provide two driveways along Clinton Keith Road that would provide ingress/egress, and would be all-weather fire access roads. Ingress and egress for the project site would be reviewed by the City and the CAL FIRE/Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code Chapter 8.28, Fire Code, for compliance with the California Fire Code. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

- Prior to issuance of any building permit on the project site, the project applicant/developer shall pay all development impact fees (Wildomar Municipal Code Chapter 3.44).

- Prior to issuance of any building permit on the project site, the project applicant/developer shall demonstrate payment of the Western Riverside County Transportation Uniform Mitigation Fee (Wildomar Municipal Code Chapter 3.40).
- As required by Municipal Code Chapter 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure adequate emergency access.

MITIGATION MEASURES

None required.

18. Tribal Cultural Resources

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

DISCUSSION

a

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

Assembly Bill (AB) 52 established a formal consultation process for California tribes within the CEQA process. The AB 52 specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and that are either listed on, or eligible

for, the California Register of Historical Resources or a local historic register, or the lead agency chooses to treat the resource as a significant resource.

The City notified tribes that requested to be alerted of new projects on June 27, 2023, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Mission Indians.

The Rincon Band of Luiseño Indians notified the City on July 19, 2023, and stated that the project site is within the Traditional Use Area of the Luiseno people. The Rincon Tribe stated that they have no information on specific Tribal Cultural Resources within the project site and recommend that the City contact the Pechanga Band of Luiseno Indians and Soboba Band of Mission Indians tribes.

On July 20, 2023, the City met with the Pechanga Band of Mission Indians for consultation; the tribe requested that there be reburial sites on the project site in the event of an inadvertent discovery. The proposed reburial sites meet the Tribe's requirements (cannot be subject to: future development, paving, flooding, and erosion), and will be kept confidential in case these reburial sites are used.

The City works closely with the tribes and consults on all projects before the City. The Pechanga Band of Mission Indians provided cultural and tribal mitigation measure language which the Soboba Band of Mission Indians agreed upon. These mitigation measures have been incorporated into this IS/MND. With the inclusion of mitigation measures **TRI-1** through **TRI-8** and **CUL-1**, impacts to tribal cultural resources would be mitigated to a less than significant impact with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

Refer to mitigation measure **CUL-1** in section V.5 of this document.

TRI-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist,

the tribal representative(s) and the Community Development Director to discuss the significance of the find.

b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7.
e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.
f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

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

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

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

a. One or more of the following treatments, in order of preference as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

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

   ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

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

Timing/Implementation: During grading activities

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

TRI-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor

all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

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

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

a. Project grading and development scheduling;

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

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

Timing/Implementation: Prior to issuance of grading permit

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

TRI-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

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

Timing/Implementation: During ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Engineering Department and Community Development Department

TRI-6 **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources

Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Timing/Implementation: *Prior to final inspection*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-7 **Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.

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

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-8 **No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).

Timing/Implementation: *After Reburial of Native American Artifacts*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

19. Utilities and Service Systems

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

DISCUSSION

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

Wastewater Treatment

The EVMWD currently operates three wastewater treatment facilities: The Regional Water Reclamation Facility (WRF), the Horsethief Canyon Wastewater Treatment Plant (WWTP), and the Railroad Canyon WWTP (EVMWD 2021). In addition, flow in the southern part of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District. The project site is within the Regional WRF wastewater collection area (EVMWD 2016).

As the site would be primarily operated remotely, no restrooms are proposed. Therefore, the proposed project would not generate wastewater at the site and no extension of sewer lines are needed. No impacts would occur.

Water Treatment

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

EVMWD purchases water from the Western Municipal Water District (WMWD). The imported water is a blend of Colorado River water, State Water Project water, and local Western supplies (EVMWD 2021). The water provided by WMWD is treated by EVMWD prior to it being distributed to their customers. The EVMWD water treatment facilities, their capacities, and remaining available treatment capacities are shown in **Table 19-1**, EVMWD Water Treatment Facilities.

Table 19-1 EVMWD Water Treatment Facilities

Treatment Plant	Capacity (mgd)	Maximum Flow (mgd)	Remaining Treatment Capacity (mgd)
Canyon Lake Water Treatment Plant	7	7	0
Skinner Filtration Plant (via the Auld Valley Pipeline)	20.2	14.5	5.7
Mills Filtration Plant (via the Temescal Valley Pipeline)	12.7	8.9	3.8
Total:	**39.9**	**30.4**	**9.5**

Source: EVMWD 2021

As shown in **Table 19-1**, the EVMWD water treatment facilities have a remaining water treatment capacity of approximately 9.5 mgd. The proposed project would plant native vegetation that would be in the low water use hydrozone, and a combination of subsurface low flow drip, bubblers, and/or low volume rotator sprays would be installed in all planters. No restrooms would be installed onsite. As such, water use onsite would be negligible. Therefore, the current capacity of the EVMWD treatment facilities would be able to accommodate the water demands generated from the proposed project. The proposed project impacts to water treatment is less than significant.

Stormwater Drainage

Stormwater drainage impacts are addressed in Section V.10.c.iii, above. The proposed project would include detention basins to capture surface flow, and the proposed project's post-development flows would not exceed pre-development flows. Additionally, implementation of BMPs would improve water quality and reduce runoff. Stormwater drainage improvements associated with the proposed project have

been designed to not impact the local, off-site storm drain system. Therefore, impacts would be less than significant.

Electricity and Natural Gas

The proposed project would construct an 80-MW BESS onsite, and the proposed project would not result in an increase in demand for electricity or natural gas at the project site during operations. The project site would be primarily operated remotely, with maintenance crew visiting the site once every two-to-three months, on average, which would result in a negligible increase for gasoline/diesel. The proposed project would store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with SCE, thereby providing reliable and secure electricity supply. Utilities would be installed per the requirements listed in the City of Wildomar Municipal Code Section 16.40.010. The applicant would be responsible for the payment of utility connections. As described in section V.6, Energy, the project would not result in energy use such that new or expanded facilities would be required. Therefore, impacts are less than significant.

b) Less Than Significant Impact. The project site is within the service boundary of the EVMWD. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. Since the adoption of the 2005 Groundwater Management Plan, EVMWD has limited pumping to 5,500 acre-ft/year to be consistent with the safe yield of the Elsinore Groundwater Basin (EVMWD 2021). The EVMWD has the ability to obtain a capacity of 26,296 acre-feet per year (23.4 mgd) during average years and wet years (EVMWD 2021).

As shown in the 2020 Urban Water Management Plan, the projected 2025 water demand and supply would be 38,932 acre-feet per year and 47,218 acre-feet per year, respectively (EVMWD 2021); the supply would exceed the demand by 8,286 acre-feet/year. Therefore, this impact is less than significant because there would be sufficient water supply to meet the demand of the proposed project.

The California State Model Water Efficient Landscape Ordinance (MWELO) requires local agencies to adopt, implement, and enforce the MWELO or a local Water Efficient Landscape Ordinance (WELO) that is at least as effective as the MWELO. Chapter 17.276 of the City of Wildomar Municipal Code implements the MWELO and requires that a landscape documentation package be submitted to the City for review and approval prior to the issuance of any permits to install or construct any landscape-related improvements. This ensures that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. Compliance with the City's ordinance would additionally help to reduce impacts on water supplies and ensure that water resources would be available for the foreseeable future of the project. Impacts would be less than significant.

d) Less Than Significant Impact. The main solid waste disposal site that would serve the project site is the El Sobrante Landfill in Corona. The landfill is projected to reach its full capacity of 209,910,000 cubic yards in 2051 (CalRecycle 2019). The landfill covers approximately 1,322 acres and has a maximum

permitted throughput of approximately 16,054 tons/day (CalRecycle 2019). The El Sobrante Landfill has a remaining capacity of 143,977,170 tons (CalRecycle 2019).

As the proposed project would be primarily operated remotely, operation-generated solid waste would be negligible. Therefore, the proposed project's impact on landfill capacity are less than significant**.**

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

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.
2. As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with the installation requirements for undergrounding utilities.
3. As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.
4. As required by City of Wildomar Municipal Code Section 17.276.060, a landscape documentation package shall be submitted and approved prior to installation of any landscaping.

MITIGATION MEASURES

None required.

20. Wildfire

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

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

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones (VHFHSZ). The project site is not within a VHFHSZ (CAL FIRE 2023). Development on the project site would be subject to compliance with the 2022 CBC and 2022 CFC, or the current version of the CBC and CFC at the time of construction. Wildomar is covered under the Wildomar Local Hazard Mitigation Plan, Riverside County Operational Area Emergency Operations Plan and the Riverside County

Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (Riverside County 2019; Riverside County 2023b). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize the risk of loss due to wildfires. Moreover, speed bumps at the project site would be required to be cleared by the Riverside County Fire Department, thereby ensuring that they do not conflict with emergency access.

Furthermore, the surrounding roadways would continue to provide emergency access to the project site and surroundings during construction and postconstruction. In addition, as with all projects in the City of Wildomar, **Mitigation Measures HAZ-1** and **HAZ-2**, which require conformance with the CBC and CFC, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

b) Less Than Significant with Mitigation Incorporated. The project site is vacant and contains ruderal vegetation. The project site is generally flat, with an average elevation of 1,210 feet amsl. The City does not experience high-speed prevailing winds; average wind speeds are approximately 6 miles per hour during the windier part of the year, from November to June (Weather Spark 2023).

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

c) Less Than Significant Impact. The proposed project would interconnect to the existing SCE Tenaja Substation and would store and deliver electricity to the grid through a GIA with SCE. The project applicant/developer is required to pay for connections and maintenance of onsite utility infrastructure. The utilities would be installed to meet service requirements. The construction of new and improved infrastructure for the proposed project would not directly increase fire risk. Additionally, the proposed project would be designed with multiple automatic and manual power-down/safety mechanisms including passive fire suppression systems built into each container. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating, etc. The entire proposed project's power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault, etc.). In addition, the proposed project would be equipped with breakers that could be opened manually to power-down different equipment or the proposed project as a whole. Therefore, impacts would be less than significant.

d) Less Than Significant Impact. As discussed in Section V.7, the project site is not within a flood hazard zone nor a landslide zone. There are no flooding or safety concerns caused by drainage or slope instability.

Construction activities related to the proposed project would be subject to compliance with the CBC and CFC, and would include BMPs. BMPs may include but are not limited to covering of the soil, use of a dust-inhibiting material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. Operationally, the proposed project would include detention basins to capture surface flow, and the proposed project's post-development flows would not exceed pre-development flows. Therefore, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None Required.

MITIGATION MEASURES

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

VI. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

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

a) Less Than Significant Impact with Mitigation Incorporated. Based on the evaluations and discussion in this IS/MND, the proposed project has a limited potential to incrementally degrade the quality of the environment. Implementation of **Mitigation Measure BIO-1,** which requires a rare plant survey, **Mitigation Measure BIO-2,** which requires a pre-construction nesting bird survey, and **Mitigation Measure BIO-3,** which requires a focused burrowing owl survey, would reduce impacts to biological resources to less than significant.

With the implementation of **Mitigation Measures CUL-1** and **TRI-1** through **TRI-8,** the proposed project would have a less than significant impact on archaeological resources, tribal cultural resources, and human remains. Furthermore, as discussed in Section V.7, Geology and Soils, the proposed project would have a less than significant impact on geological and paleontological resources with implementation of **Mitigation Measure GEO-1**, which requires the project to incorporate recommendations of the geotechnical report, and **Mitigation Measure GEO-2**, which requires a paleontological grading observation schedule during grading.

Implementation of **Mitigation Measures HAZ-1** and **HAZ-2** would reduce impacts of wildfires to a less than significant impact upon conformance with building codes and City standards. Therefore, the proposed project would not significantly affect the environment after implementation of the mitigation measures in this IS/MND. Therefore, any impacts would be considered less than significant with mitigation incorporated.

b) Less Than Significant Impact with Mitigation Incorporated.

Aesthetics

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

Agriculture and Forestry Resources

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

Air Quality

The South Coast Air Quality Management District's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts for attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air acts. In other words, the South Coast AQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion in Section V.3, Air Quality, describes the South Coast AQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan. Implementation of the proposed project would result in less than significant impacts, and would not contribute to cumulative impacts to Air Quality.

Cumulative Short-Term Emissions

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

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

Cumulative Long-Term Impacts

The South Coast AQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The South Coast AQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore, a project that exceeds the South Coast AQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. With the implementation of applicable South Coast AQMD rules and regulations, the proposed project's operational emissions would not exceed South Coast AQMD thresholds as they would alleviate potential impacts related to cumulative conditions on a project-by-project basis. As a result, operational emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

Biological Resources

The project site is primarily vacant and undeveloped, and is not within a Criteria Cell. The project site is located within the Stephens' Kangaroo Rat Fee Plan Area and MSHCP Fee Area. There are no special-status natural communities onsite. One special status plant species (paniculate tarplant) was observed onsite. While the California horned lark, Cooper's hawk, least Bell's vireo, white-tailed kite, and yellow-breasted chat were not observed during the site survey, they have been documented to occur in the project area. Additionally, burrowing owls have moderate potential to occur in the project area. As such, the proposed

project would implement **Mitigation Measures BIO-1, BIO-2,** and **BIO-3.** The proposed project would pay the MSHCP and Stephens' Kangaroo Rat Plan Area fees as required to ensure that there would be a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. Other projects in the region could demolish or otherwise alter cultural resources. However, **Mitigation Measures CUL-1** and **TRI-1** through **TRI-8** would reduce the potential impacts associated with development on the project site. Other projects in the region would also be required to comply with CEQA Guidelines Section 15064.5, which requires the lead agency to determine if discovered resources are unique or historically significant, and if so, to avoid or mitigate impacts to such resources in accordance with the provisions of PRC Section 21083.2. Therefore, the project would have a less than cumulatively considerable impact.

Energy

Construction and operation of the proposed project would result in an increase in energy use as the site is currently vacant. Construction energy use would be temporary and normal of development in the region. The proposed project would store and deliver electricity to the grid through a GIA with SCE, thereby providing reliable and secure electricity supply. Section V.6, Energy, analyzed the project's cumulative contribution to energy in the region and determined the project would have a less than cumulatively considerable environmental impact to energy.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site specific, and project development would not contribute to seismic hazards or soil erosion. Implementation of **Mitigation Measure GEO-1** would result in decreased exposure to the risks associated with seismic activity, and implementation of **Mitigation Measure GEO-2** would ensure impacts to paleontological resources are reduced to a less than significant level. Therefore, impacts are expected to be less than cumulatively considerable**.**

Greenhouse Gas Emissions

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

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

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. The proposed project is not within a Very High Fire Hazard Severity Zone; implementation of **Mitigation Measures HAZ-1** and **HAZ-2** would ensure that the proposed project complies with the California Building Code, Fire Code, and City standards in regard to fire hazards. All projects in the City are required to comply with the California Building Code, Fire Code, and City standards Compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed project and the WQMP and SWPPP prepared for the project would ensure that the quality of water discharged from the site during both construction and operational activities do not adversely affect any off-site uses or water resources. The site is not located within a flood hazard zone. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed project would not divide an established community. The proposed project would comply with the standards for its zoning designation as listed in the Wildomar Municipal Code. As the proposed project would not change the zoning or land use designations for the site, the proposed project would be consistent with the General Plan thereby reducing physical impacts. Cumulative development projects in accordance with the General Plan would be subject to compliance with regional and local plans. Other cumulative development would be reviewed by the City to ensure general consistency with local land use plans. Therefore, the proposed project combined with related projects would not result in cumulatively considerable impacts to land use and planning.

Mineral Resources

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

Noise

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

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase operational noise levels in the project area. However, the proposed project would be primarily operated remotely with a maximum of four maintenance staff working on the site every two-to-three months. As such, vehicle trips generated by the proposed project would be negligible. Therefore, the proposed project would have a less than cumulatively considerable impact related to operational noise.

Population and Housing

As the project site is currently vacant, no housing units or people would be displaced, and the construction of replacement housing is not required. The proposed project would result in a temporary increase in employment during construction. Although the proposed project would be primarily operated remotely, the project would require a maximum four-person maintenance crew. Short- and long-term employees would be available from the local and regional labor pool. Therefore, the project would have a less than cumulatively considerable impact related to population and housing.

Public Services

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

Recreation

The proposed project would have no impact related to recreational facilities and would therefore not contribute to any cumulative impacts to such facilities. Additionally, as a standard condition of approval, the project applicant/developer is required to pay development impact fees to fund the expansion of such facilities. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have no impact on recreational facilities.

Transportation

Cumulative traffic impacts are created because of a combination current and future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact. As enforced by City Municipal Code Chapter 3.40, the Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Municipal Code Chapter 3.44), the project applicant/developer

would be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions.

The proposed project would be primarily operated remotely with a maximum of four maintenance staff working on the site every two-to-three months. As such, vehicle trips generated by the proposed project would be negligible. Therefore, cumulative traffic conditions would be less than cumulatively considerable.

Tribal Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural, tribal cultural, and archaeological resources. However, **Mitigation Measures CUL-1** and **TRI-1** through **TRI-8** would reduce the potential impacts to tribal cultural resources associated with development on the project site. As with the proposed project, each related cumulative project would be required to comply with AB 52 and PRC Section 21083.2(i), which addresses accidental discoveries of archaeological sites and resources, including tribal cultural resources, and would be required to implement **Mitigation Measures CUL-1** and **TRI-1** through **TRI-8**. Therefore, any discoveries of tribal cultural resources caused by the project or related projects would be mitigated to a less than significant level. Therefore, the project would have a less than cumulatively considerable impact.

Utilities and Service Systems

Implementation of the proposed project would not substantially increase demand for public utilities given that the proposed project would be primarily operated remotely. Therefore, the proposed project would have less than cumulatively considerable impacts on utilities and service systems.

Wildfire

The project site is not located within a Very High Fire Hazard Severity Zone. Implementation of **Mitigation Measures HAZ-1** and **HAZ-2** and compliance with the California Building Code, Fire Code, and other applicable federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

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

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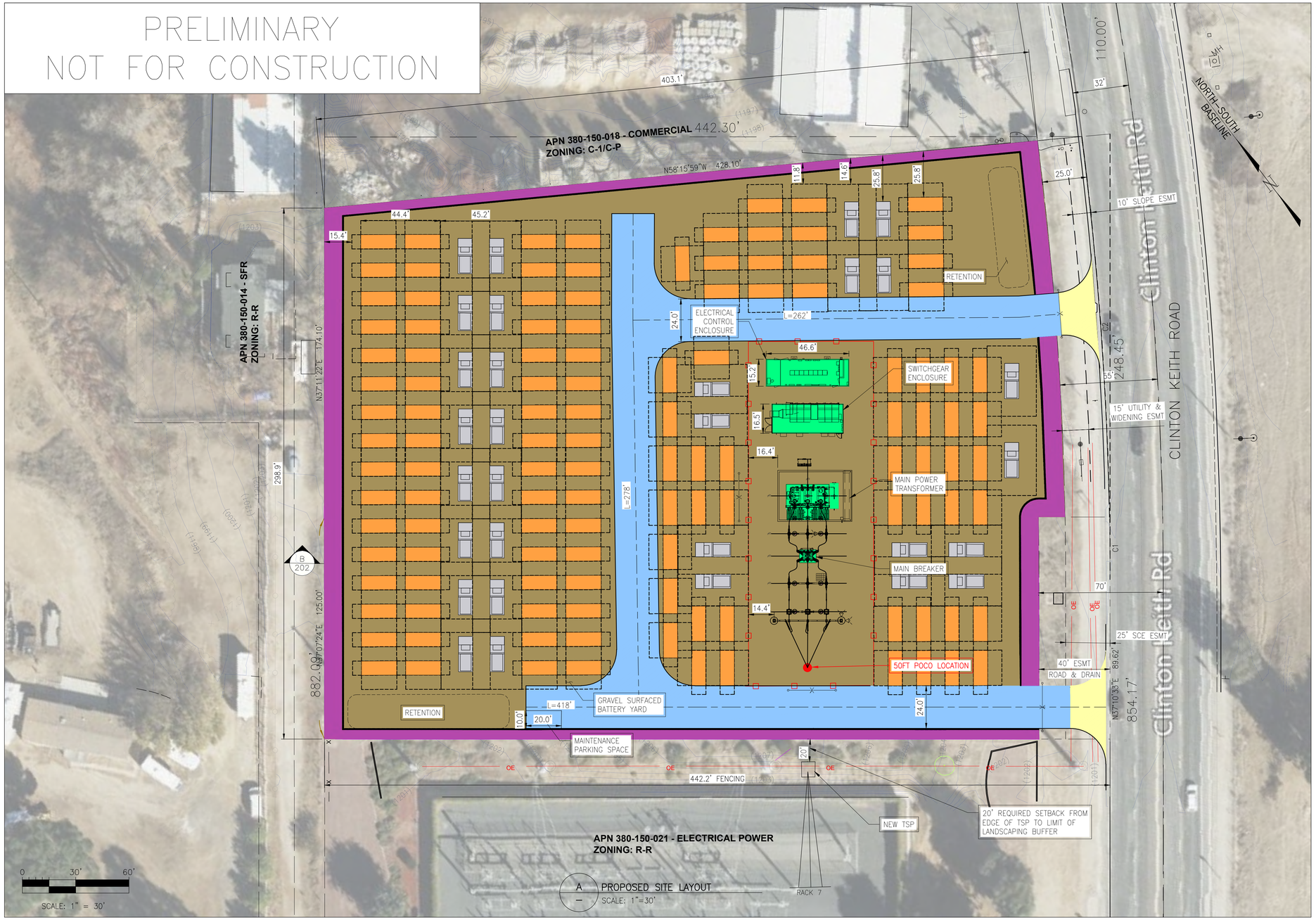
Appendix 1

Project Development Plans

PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT AREA 2.83 ACRES

LEGEND

- 20' (TYP) / WORKING CLEARANCES — CATL ENERC BATTERY (4073kWh) (QTY:120)
- SC4000UD-MV-US INVERTER (3.45MW) (QTY: 30)
- SECURITY FENCE
- PROPOSED ROAD EDGES
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED ELECTRICAL CONNECTION
- ROAD CENTERLINE
- 26'-4" SLIDING ACCESS GATE (QTY:1)
- SECURITY WALL

- ALL WEATHER FIRE ACCESS
- GRAVEL BATTERY YARD
- CONCRETE DRIVEWAY
- VEGETATION YARD

1. METAL-CLAD SWITCHGEAR IS ASSUMED TO HAVE THE FOLLOWING: 10 FEEDER BREAKERS WITH 2-20MW FEEDERS FOR EACH BREAKER. TWO CUBICLES FOR STATION SERVICE. TWO CUBICLES FOR VOLTAGE TRANSFORMERS.
2. BATTERY SYSTEM SIZED UNDER FOLLOWING ASSUMPTIONS: NO AUGMENTATION; 80 MW IS INITIAL SIZE ONLY.
3. LAYOUT ASSUMES THAT THE EQUIPMENT AS SHOWN WILL BE PART OF THE FINAL DESIGN AND THAT THE TRANSMISSION LINE ENTRANCE INTO THE SUBSTATION WILL BE AS SHOWN.

OWNER:
APN 380-150-019
AJAY SINHA
TMN HOLDINGS, LLC
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LONG BEACH, CA 90815
t: 714 231 1000

APN 380-150-020
STANLEY SHE
40640 BACCARAT RD
TEMECULA, CA 92591
t:619.704.6170

ASSESSOR'S PARCEL NO:
380-150-019 & -020
CITY OF WILDOMAR
RIVERSIDE COUNTY, CA

ADDRESS:
NORTH OF CLINTON KEITH AVENUE
EAST OF GRAND AVENUE
CITY OF WILDOMAR
RIVERSIDE COUNTY, CA

ACREAGE:
APN 380-150-019
GROSS: 1.95 AC.
NET: 1.83 AC.

APN 380-150-020
GROSS: 1.27 AC.
NET: 1.15 AC.

TOTAL
GROSS: 3.22 AC.
NET: 2.98 AC.

APPLICANT / DEVELOPER:
HECATE GRID, LLC
621 W RANDOLPH STREET
CHICAGO, IL 30661

JAMES DAMON
t: 347.436.6808

REPRESENTATIVE:
STANTEC CONSULTING
290 CONEJO RIDGE AVE
THOUSAND OAKS, CA 91361

LINDSAY McDONOUGH
t: 805.341.7349

ZONING/LAND USE DATA:
EXISTING GENERAL PLAN: GENERAL COMMERCIAL
EXISTING ZONE: C-1/C-P
PROPOSED GENERAL PLAN: GENERAL COMMERCIAL
PROPOSED ZONE: C-1/C-P

LAND USE:
EXISTING: VACANT
PROPOSED: ENERGY SUBSTATION AND BESS

LOCAL UTILITIES
WATER/SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
GAS: SoCalGas
ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE)

EXHIBIT PREPARER
TONY ZAVANELLI
STANTEC CONSULTING
1340 TREAT BLVD #300
WALNUT CREEK, CA 94597
t: 925.980.0955

PROJECT NUMBER
PAR NO. 21-0108

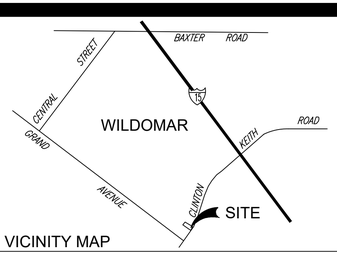
LEGAL DESCRIPTION:
SEE SHEET 2 of 2

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	1970.00'	01°01'19"	35.14'
C2	1970.00'	06°14'58"	214.87'

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
J TSP AND RETENTION UPDATE	ODR	LAM	23.06.19
I UPDATE UTILITY PROVIDERS	VAD	LAM	23.05.02
H Revised POI and Substation Orientation	VAD	LAM	23.04.13
G UPDATED BESS BLOCK	BEY		
F XXXX	ODR	XXX	XXX
E APPLIED SEAL	ODR	WAZ	22.06.23
D UPDATED TITLE BLOCK	ODR	LAM	22.03.18
C EXPANDED BOUNDARY TO INCLUDE APN 380-150-020	ODR	LAM	21.11.19
B ISSUED FOR PAR APPLICAITON	ODR	LAM	21.07.08
A PRE-FEASIBILITY ASSESSMENT	ODR	WAZ	21.06.18



VICINITY MAP

Consultants

REGISTERED PROFESSIONAL ENGINEER WILLIAM K. ZAVANELLI No. 24645 EXP. 9.30.2023 MECHANICAL STATE OF CALIFORNIA

Stantec
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project
HECATE GRID LLC

CHIQUITO
PROPOSED BESS AND SUBSTATION
City of Wildomar, California

File Name: Chiquito_e200-rev-J	VAD Dwn.	ODR Chkd.	VAD Dsgn.	21.07.08 YY.MM.DD

Title
SITE PLAN - EAST OPTION

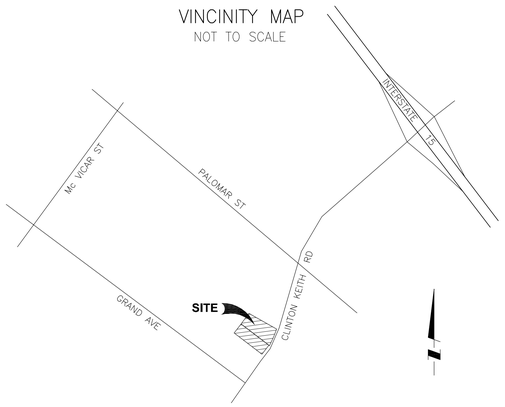
80 MW 4 HOUR POWIN

Project No.	Scale	
185805178	1"=30'	
Drawing No.	Sheet	Revision
E200	1 of 2	J

C:\Users\cmcurdy\OneDrive - Stantec\Documents\BESS Local Workspace\Chiquito\6-5-2023\chiquito_e200-rev-J.dwg
2023/06/19 11:14 PM By: Rizvanbhee, Ori

ORIGINAL SHEET - ANSI D

VINCINITY MAP
NOT TO SCALE



IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CHIQUITO BATTERY STORAGE FACILITY

CONCEPTUAL GRADING/ DRAINAGE PLAN

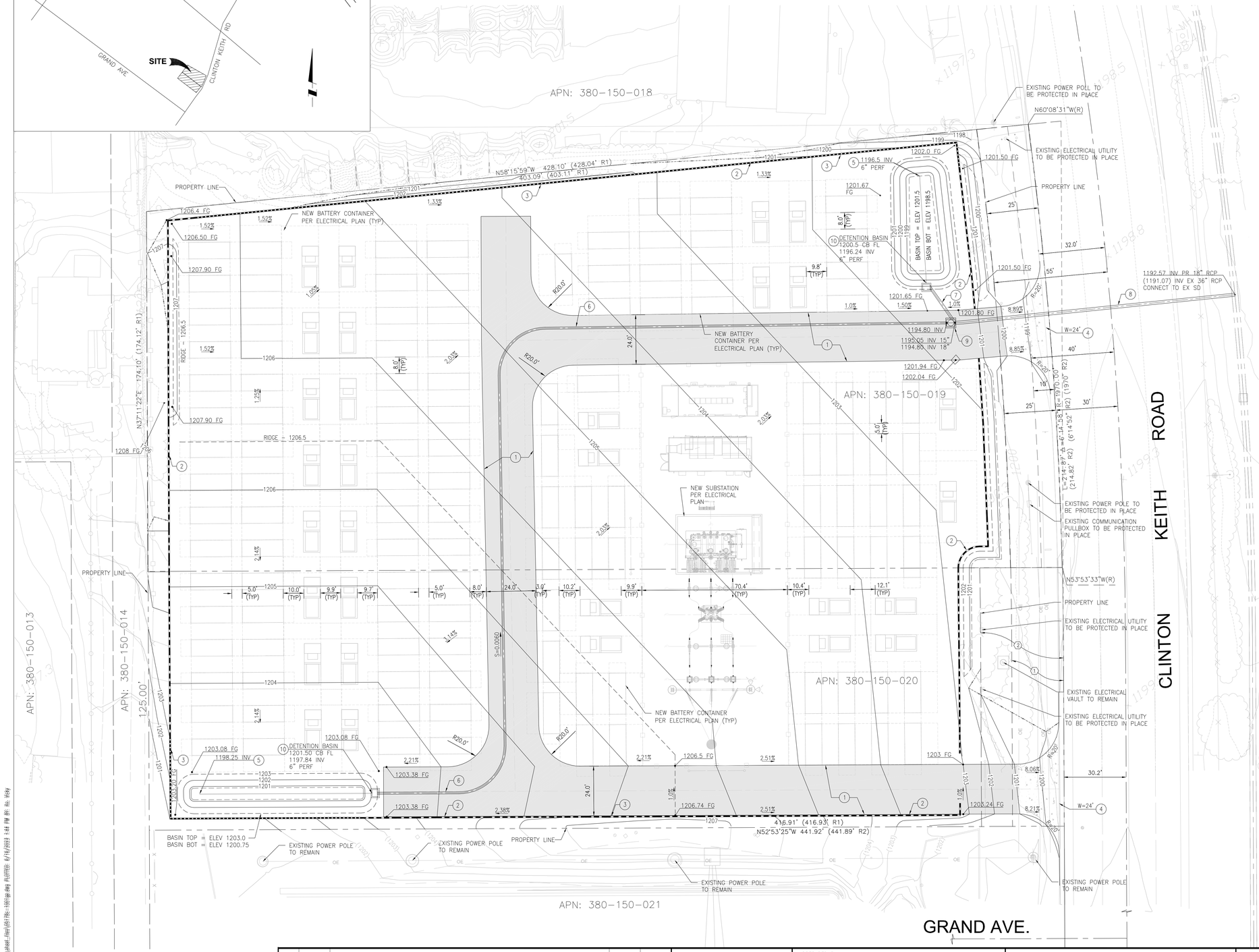
PROJECT NO. 22-0026-0138

LEGEND:

- PROPERTY LINE
- EASEMENT
- 1205 PROPOSED CONTOUR
- EXISTING CONTOUR
- NEW BLOCK WALL
- NEW RETAINING BLOCK WALL
- NEW FENCE
- NEW ACCESS ROAD
- DAYLIGHT LINE

EARTHWORK ESTIMATES:

ESTIMATED TOTAL CUT: 5,590 CU YD
ESTIMATED TOTAL FILL: 1,545 CU YD
ESTIMATED TOTAL EXPORT: 4,045 CU YD



CONSTRUCTION NOTES

		QUANTITIES
1	CONSTRUCT 24' WIDE ALL-WEATHER FIRE ACCESS ROAD	19,600 SF
2	CONSTRUCT 6-FT HIGH BLOCK WALL.	520 LF
3	CONSTRUCT 6-FT HIGH RETAINING BLOCK WALL, 4'-0" MAX RETAINING HEIGHT.	830 LF
4	CONSTRUCT 24' WIDE DRIVEWAY PER RIVERSIDE COUNTY COMMERCIAL DRIVEWAY STD. 207A	2 EA
5	INSTALL 6" PERFORATED PVC UNDERDRAIN PIPE.	140 LF
6	INSTALL 12" PVC.	490 LF
7	INSTALL 15" RCP.	25 LF
8	INSTALL 18" RCP.	140 LF
9	CONSTRUCT JUNCTION STRUCTURE.	1 EA
10	CONSTRUCT CURB INLET, W=3.5'.	2 EA

LAND USE & ZONING INFORMATION

PROJECT SITE IS IN C-1/C-P (GENERAL COMMERCIAL) ZONE.

EASEMENTS

(1) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS RECORDED APRIL 12, 1991 AS INSTRUMENT NO. 120469 OF OFFICIAL RECORDS.

(2) AN EASEMENT TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES RECORDED JUNE 22, 1998 AS INSTRUMENT NO. 253765 OF OFFICIAL RECORDS.

(3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: SLOPES
RECORDING DATE: JANUARY 22, 1970
RECORDING NO.: 6711, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 23, 1992
RECORDING NO.: 358320, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: WIDENING CLINTON KEITH ROAD AND BRIDGE AT MURRIETA CREEK
RECORDING DATE: DECEMBER 9, 1998
RECORDING NO.: 535071, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: VSYI DATE: 6/15/23
DESIGNED BY: VSYI DATE: 6/15/23
CHECKED BY: DW DATE: 6/15/23

PREPARED BY:
Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com
REGISTERED PROFESSIONAL ENGINEER DALE ALLEN WATSON No. 59808 Exp. 12/31/24 CIVIL STATE OF CALIFORNIA
DALE A. WATSON R.C.E. 59808 (EXP.12/31/24)

BUILDER/OWNER/DEVELOPER:
CHIQUITO GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661
CONTACT PERSON:
JAMES DAMON
JDamon@HecateEnergy.com

CHIQUITO PROPOSED BESS AND SUBSTATION
WILDOMAR, CA

C-1 PRELIMINARY GRADING AND DRAINAGE PLAN

PLAN CHECK NO.
PROJECT NO. 22-0026-0138
SHEET 1 OF 1

JOB NO. 185805178

DRAWING: C:\Users\vsyi\185805178\Drawing\Grading\185-1801Grading.dwg LAST PLOTTED: 6/15/2023 1:48 PM BY: vsyi

CITY OF WILDOMAR NOTES

1. OWNER WILL BE RESPONSIBLE FOR MAINTENANCE, BOTH IN THE R.O.W. AND ON-SITE. ALL IMPROVEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL UTILITIES AND LIGHT STANDARDS SHALL BE COORDINATED WITH OWNER'S ENGINEERING TEAM TO AVOID CONFLICTS WITH REQUIRED TREE LOCATIONS AND UTILITY SCREENING.



GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY LANDSCAPE SHEET INDEX

L1 PRELIMINARY LANDSCAPE PLAN
L2 LANDSCAPE NOTES AND CALCULATIONS
L3 MATERIALS BOARD

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	3	EXISTING TO REMOVE		EXISTING			
	15	GEIJERA PARVIFLORA, STANDARD (EVERGREEN)	AUSTRALIAN WILLOW - TREE FORM	15 GAL	20`X15`	LOW	
	16	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	15 GAL	15`X5`	LOW	
	18	LAURUS X 'SARATOGA' (EVERGREEN)	SARATOGA HYBRID LAUREL	15 GAL	20`X20`	LOW	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	7	FRANGULA CALIFORNICA 'EVE CASE' (EVERGREEN SCREENING SHRUB)	EVE CASE COFFEEBERRY	5 GAL	4`X6`	LOW	
	11	FREMONTODENDRON X 'PACIFIC SUNSET' (EVERGREEN)	PACIFIC SUNSET FLANNEL BUSH	15 GAL	12`X12`	LOW	
	12	GREVILLEA X 'RED HOOKS' (EVERGREEN SCREENING SHRUB)	RED HOOKS GREVILLEA	5 GAL	12`X12`	LOW	
	24	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' (EVERGREEN SCREENING SHRUB)	GREEN CLOUD TEXAS RANGER	5 GAL	6`X6`	LOW	
	14	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GAL	12`X12`	LOW	
	31	RHUS INTEGRIFOLIA (EVERGREEN)	LEMONADE BERRY	15 GAL	6`X6`	LOW	
	15	SALVIA GREGGII (EVERGREEN/DECIDUOUS FLOWERING ACCENT)	AUTUMN SAGE	1 GAL	2`X4`	LOW	
VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	28	MACFADYENA UNGUIS-CATI (MOSTLY EVERGREEN)	CAT'S CLAW CREEPER	5 GAL	6`X10`	LOW	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	SPACING
	3,603 SF	BIO-RETENTION BASIN JUNCUS PATENS, BOUTELOUA 'BLOND AMBITION', CHONDROPETALUM TECHTORUM, DESCHAMPSIA CESPITOSA, FESTUCA CALIFORNICA	GRASSES FOR BIO-RETENTION BASIN	1 GAL	-	LOW	30" o.c.
	829 SF	LANTANA MONTEDIVENSIS (EVERGREEN)	TRAILING LANTANA	1 GAL	1`X6`	LOW	36" o.c.

NET LOT: 2.98 ACRES
LANDSCAPE AREA: 12,620 SF

PARKING LOT: 0 SF
PARKING LOT TREES: 0

TURF: 0%

ALL NEW PLANTS ARE IN THE 'LOW WATER USE' HYDROZONE

CITY REQUIREMENTS
C-1/C-P GENERAL COMMERCIAL ZONE

- [x] 6' TALL DECORATIVE WALL AROUND PERIMETER
- [x] TREE SIZES SHOWN PER COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST
- [x] PLANT REQUIREMENTS: TREES - 15 GAL MIN, SHRUBS - 5 GALLON MIN. TREES SPECIES SHOULD BE LIMITED TO A DENSE STYLE THAT DOES NOT EXCEED 15-20 FEET IN HEIGHT.
- [x] WATER BUDGET PER RIVERSIDE COUNTY GUIDE TO TREES, SHRUBS AND GROUNDCOVERS OR COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST
- [x] (0) PARKING SPACES = SHADE PERCENT REQUIRED: 0%
- [x] MIN. 5' WIDE LANDSCAPE ON EXTERIOR OF ALL PERIMETER WALLS AND FENCES.
- [x] N.E. AND S.W. LANDSCAPE BUFFERS TO BE MIN 10' - PER CITY OF WILDOMAR.

SITE / POWER LEGEND

SEE SHEET L3 FOR EQUIPMENT PHOTOS AND DIMENSIONS

- CATL ENERC BATTERY (4073kWh)
- SC4000UD-MV-US INVERTER (3.45MW)
- FENCE
- PROPOSED ROAD EDGES
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED ELECTRICAL CONNECTION
- ROAD CENTERLINE
- 6' TALL SECURITY WALL WITH SOLID GATES
- ALL WEATHER FIRE ACCESS
- GRAVEL BATTERY YARD
- CONCRETE DRIVEWAY

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: GAM DATE: 6/15/23
DESIGNED BY: GAM DATE: 6/15/23
CHECKED BY: MFR DATE: 3/1/22

PREPARED BY:
Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com

BUILDER:
HECATE GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661

CHIQUITO PROPOSED BESS AND SUBSTATION
WILDOMAR, CA

PRELIMINARY LANDSCAPE PLAN

PLAN CHECK NO.
PERMIT NO.

SHEET 1 OF 3

JOB NO. 185805178

DRAWING: \\us0352-ppfss01\workgroup\1858\active\185805178\landscape\design\drawing\185805178 l1.dwg PLOTTED: 6/15/2023 9:46 AM BY: Maddock, Gaylyn

PROPOSED PLANTS



GEIJERA



LAURUS 'SARATOGA'



JUNIPERUS



MACFADENYA



GREVILLEA



LEUCOPHYLLUM



PRUNUS



FREMONTEDENDRON



SALVIA



RHUS



LANTANA MONTEVIDENSIS



FRANGULA CALIFORNICA

EXISTING CONDITIONS



EXISTING SITE - VIEW FROM CLINTON KEITH AVENUE

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP, BUBBLERS, AND/OR LOW VOLUME HUNTER MP ROTATOR SPRAYS SHALL BE INSTALLED IN ALL PLANTERS.

PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED AT POC.

GENERAL NOTES

1. ALL NEWLY PLANTED AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4" AND TOPDRESSED WITH 3/4" MINUS CRUSHED ROCK OR DECOMPOSED GRANITE WITH ORGANIC STABILIZER, TO A MIN. DEPTH OF 3". COLOR: TAN.
2. REFER TO ELECTRICAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
   - BETWEEN STREET TREES = 30 FT.
   - DRIVEWAY CUTS = 10 FT.
   - FIRE HYDRANTS = 15 FT.
   - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
7. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
8. LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
9. NO PLANTS SELECTED REQUIRE SHEARING
10. OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
11. CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY REQUIREMENTS.
12. EROSION CONTROL MATTING TO BE USED ON ALL SLOPES 3:1 AND GREATER.

MAXIMUM APPLIED WATER ALLOWANCE **PROJECT #:** Wildomar

MAWA = (ETo) x (0.62) x [(0.45 x LA)+(0.55 x SLA)]

ETo**	50.10	ETo (inches/year)
Enter total project Landscaped Area	12,620.00	LA (square feet)
Enter Special Landscaped Area	0.00	SLA (square feet)
RESULTS:		
	176,401	MAWA (gallons/year)
	235.83	MAWA (100 CF/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water

MAWA Maximum applied water allowance (gallons per year)
Eto Reference Evapotranspiration (inches per year)
0.45 ET Adjustment Factor (ETAF) per AB1881
LA Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not
0.62 Conversion Factor (to gallons per square foot)
SLA Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled
0.55 The additional ET Adjustment Factor for SLA (1.0 - 0.45 = 0.55)

ESTIMATED TOTAL WATER USE **PROJECT:** Wildomar

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency Value =	
Bubblers	0.81
Laser Tube (Drip)	0.81
Rotary / Rotor	0.75
Spray	0.75

MAWA=	172,599.11		Maximum Allowable Water Use
ETWU =	145,186		Estimated total water use per year
ETo =	50.10		Reference Evapotranspiration (inches per year)
PF =	See Table at Left		Plant Factor from WUCOLS* or equivalent reference
HA =	See Table Below		Hydrozone Area (square feet)
SLA =	0		Special Landscaped Area (square feet)
0.62 =			Conversion Factor (to gallons per square foot)
IE =	See Table at Left		Irrigation Efficiency (minimum 0.75)

Plant Water Use Type	Plant Factor		
Low	0.10	0.20	0.30
Moderate	0.40	0.50	0.60
High	0.70	0.80	0.90
SLA	1.00		

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	ETWU 100 CF/ Year	ETWU Gallons / Year
1	Low	0.30	Bubblers	272	82	4.18	3,129
2	Low	0.30	Drip	12,348	3,704	189.92	142,057
3	Low		Rotary / Rotor	0	0	0.00	0
4	low		Spray	0	0	0.00	0
5	low		Bubblers	0	0	0.00	0
6	low		Laser Tube (Drip)	0	0	0.00	0
7	low		Rotary / Rotor	0	0	0.00	0
8	low		Spray	0	0	0.00	0
	SLA	1			0		
		Sum		12,620	3,786	194.10	145,186

RESULTS				ETWU =	(ETo) x (0.62) x [(PF x HA)/IE + SLA]	100 CF/Year	Gal./year
MAWA =			172,599	**ETWU =**		194	145,186

ETWU must be less than or equal to MAWA **ETWU complies with MAWA**

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: GAM DATE: 6/15/23
DESIGNED BY: GAM DATE: 6/15/23
CHECKED BY: MFR DATE: 3/1/22

PREPARED BY:

Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com

BUILDER:

HECATE GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661

CHIQUITO PROPOSED BESS AND SUBSTATION
WILDOMAR, CA

LANDSCAPE NOTES AND CALCULATIONS

PLAN CHECK NO.
PERMIT NO.

SHEET 2 OF 3

JOB NO. 185805178

DRAWING: \\us2455-pgfsa01\workgroup\185805178\active\185805178\workscope\design\drawing\185805178 Landscape 6/15/2023 8:40 AM IR: Maddock, Graham

BATTERY UNIT

MATERIAL: METAL COLOR: GREY



INVERTER

MATERIAL: METAL COLOR: WHITE



TRANSFORMER ON PAD

MATERIAL: METAL COLOR: WHITE



6' TALL DECORATIVE WALL

MATERIAL: SPLITFACE CMU WITH PILASTERS COLOR: GREY AND TAN



PROJECT MV SWITCHGEAR

MATERIAL: METAL COLOR: WHITE



CONTAINER-MOUNTED LIGHT

MATERIAL: METAL COLOR: WHITE



WALL-MOUNTED LIGHT

MATERIAL: METAL COLOR: WHITE



SOLID GATE

REPRESENTATIVE PHOTO

MATERIAL: METAL COLOR: GREY



NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: GAM DATE: 6/15/23
DESIGNED BY: GAM DATE: 6/15/23
CHECKED BY: MFR DATE: 3/1/22

PREPARED BY:

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9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
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CHICAGO, IL 30661

CHIQUITO PROPOSED BESS AND SUBSTATION

WILDOMAR, CA

MATERIALS BOARD

PLAN CHECK NO.

PERMIT NO.

SHEET 3 OF 3

JOB NO. 185805178

DRAWING: \\us8382-prfs01\workgroup\185805178\active\185805178\landscape\drawings\drawings\drawing\185805178 11.dwg PLOTTED: 6/15/2023 8:40 AM BY: bbibbins, Evelyn



HECATE CHIQUITO

AERIAL / PLAN VIEW



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 01 - ORIGINAL



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 01 - SIMULATION



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 02 - ORIGINAL



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 02 - SIMULATION



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 03 - ORIGINAL



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 03 - SIMULATION



HECATE CHIQUITO

STREET VIEW 01 - ORIGINAL



HECATE CHIQUITO

STREET VIEW 01 - SIMULATION



HECATE CHIQUITO

STREET VIEW 02 - ORIGINAL



HECATE CHIQUITO

STREET VIEW 02 - SIMULATION

HECATE CHIQUITO

STREET VIEW 03 - ORIGINAL

HECATE CHIQUITO

STREET VIEW 03 - SIMULATION

Appendix 2

Air Quality and Greenhouse Gas Modeling

Regional Thresholds

Construction

Year	ROG	NOx	CO	Sox	PM10	PM2.5
2022	2.08	39.30	16.34	0.12	11.25	5.19
2023	39.25	9.97	14.24	0.02	0.79	0.55
SCAQMD Thresholds (lbs/day)	**75**	**100**	**550**	**150**	**150**	**55**
Exceed?	***No***	***No***	***No***	***No***	***No***	***No***

Operation

Source	ROG	NOx	CO	Sox	PM10	PM2.5
Area	2.76	0.0001	0.012	0.00	<0.001	<0.001
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	<0.001	0.001	0.006	<0.001	0.002	<0.001
Offroad	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.76	0.001	0.02	<0.001	0.002	<0.001
SCAQMD Thresholds (lbs/day)	**75**	**100**	**550**	**150**	**150**	**55**
Exceed?	***No***	***No***	***No***	***No***	***No***	***No***

Localized Thresholds

Localized significance thresholds (LSTs) only account for on-site emissions of NOx, CO, PM10, and PM2.5. The City of Wildomar is located in Source Receptor Area 25. The project site is 2.83-acres. Therefore, the LSTs for a 2-acre site with receptors approximately 25 meters away was used for this analysis.

Year	NOx	CO	PM10	PM2.5
2022	16.98	10.06	4.00	2.24
2023	8.61	11.68	0.43	0.40
SCAQMD LST Thresholds (lbs/day)	**234**	**1,100**	**7**	**4**
Exceed?	***No***	***No***	***No***	***No***

Note: Emissions include implementation of SCAQMD Rule 403.

Greenhouse Gas

Source	ROG
Amortized Construction	9.55
Area	>0.001
Energy	218

Mobile	0.19
Offroad	0.00
Waste	77
Water	105
Total	410
SCAQMD Thresholds (lbs/day)	**3,000**
Exceed?	***No***

Note: Total construction emissions are approximately 286.4 MT CO2e/year. Emissions were amortized over a thirty year time frame.

Chiquito BESS - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Chiquito BESS

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	123.28	1000sqft	2.83	123,275.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project site is 2.83 acres

Construction Phase - Nine month construction schedule

Trips and VMT -

Grading -

Vehicle Trips - Project would require at max a 4 person crew for maintenance visits every 2-3 months (about 48 trips per year)

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Operational Off-Road Equipment - Off-road equipment includes security lighting; battery unit chillers; and bi-directional inverters.

Stationary Sources - Emergency Generators and Fire Pumps -

Energy Use - BESS so would not require natural gas

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	220.00	150.00
tblConstructionPhase	NumDays	10.00	30.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	T24NG	15.20	0.00
tblGrading	MaterialExported	0.00	7,940.00
tblLandUse	LandUseSquareFeet	123,280.00	123,275.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	12.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	24.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	24.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblVehicleTrips	ST_TR	6.42	0.00
tblVehicleTrips	SU_TR	5.09	0.00
tblVehicleTrips	WD_TR	3.93	1.5000e-003

2.0 Emissions Summary

Chiquito BESS - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1715	1.3889	1.3877	3.0600e-003	0.0868	0.0616	0.1484	0.0276	0.0587	0.0863	0.0000	265.8106	265.8106	0.0384	9.2300e-003	269.5200
2023	0.5813	0.0804	0.1169	1.9000e-004	2.8000e-003	4.1100e-003	6.9200e-003	7.4000e-004	3.8800e-003	4.6200e-003	0.0000	16.8203	16.8203	3.7200e-003	6.0000e-005	16.9302
Maximum	**0.5813**	**1.3889**	**1.3877**	**3.0600e-003**	**0.0868**	**0.0616**	**0.1484**	**0.0276**	**0.0587**	**0.0863**	**0.0000**	**265.8106**	**265.8106**	**0.0384**	**9.2300e-003**	**269.5200**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1715	1.3889	1.3877	3.0600e-003	0.0736	0.0616	0.1351	0.0217	0.0587	0.0805	0.0000	265.8104	265.8104	0.0384	9.2300e-003	269.5198
2023	0.5813	0.0804	0.1169	1.9000e-004	2.8000e-003	4.1100e-003	6.9200e-003	7.4000e-004	3.8800e-003	4.6200e-003	0.0000	16.8202	16.8202	3.7200e-003	6.0000e-005	16.9302
Maximum	**0.5813**	**1.3889**	**1.3877**	**3.0600e-003**	**0.0736**	**0.0616**	**0.1351**	**0.0217**	**0.0587**	**0.0805**	**0.0000**	**265.8104**	**265.8104**	**0.0384**	**9.2300e-003**	**269.5198**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**14.81**	**0.00**	**8.55**	**20.64**	**0.00**	**6.41**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-2-2022**	**8-1-2022**	0.6446	0.6446
2	**8-2-2022**	**11-1-2022**	0.5812	0.5812
3	**11-2-2022**	**2-1-2023**	0.5966	0.5966
4	**2-2-2023**	**5-1-2023**	0.3823	0.3823
		Highest	0.6446	0.6446

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5027	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	216.8737	216.8737	0.0183	2.2200e-003	217.9926
Mobile	7.0000e-005	1.3000e-004	8.3000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1913	0.1913	1.0000e-005	1.0000e-005	0.1943
Offroad	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	31.0312	0.0000	31.0312	1.8339	0.0000	76.8786
Water						0.0000	0.0000		0.0000	0.0000	9.0444	65.8323	74.8767	0.9345	0.0226	104.9766
Total	**0.5028**	**1.4000e-004**	**2.4000e-003**	**0.0000**	**2.2000e-004**	**1.0000e-005**	**2.3000e-004**	**6.0000e-005**	**1.0000e-005**	**7.0000e-005**	**40.0757**	**282.9004**	**322.9761**	**2.7867**	**0.0248**	**400.0452**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5027	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	216.8737	216.8737	0.0183	2.2200e-003	217.9926
Mobile	7.0000e-005	1.3000e-004	8.3000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1913	0.1913	1.0000e-005	1.0000e-005	0.1943
Offroad	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	31.0312	0.0000	31.0312	1.8339	0.0000	76.8786
Water						0.0000	0.0000		0.0000	0.0000	9.0444	65.8323	74.8767	0.9345	0.0226	104.9766
Total	**0.5028**	**1.4000e-004**	**2.4000e-003**	**0.0000**	**2.2000e-004**	**1.0000e-005**	**2.3000e-004**	**6.0000e-005**	**1.0000e-005**	**7.0000e-005**	**40.0757**	**282.9004**	**322.9761**	**2.7867**	**0.0248**	**400.0452**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/2/2022	5/4/2022	5	3	
2	Grading	Grading	5/5/2022	5/12/2022	5	6	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3	Building Construction	Building Construction	5/13/2022	12/8/2022	5	150	
4	Paving	Paving	12/9/2022	1/19/2023	5	30	
5	Architectural Coating	Architectural Coating	1/18/2023	2/28/2023	5	30	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 184,913; Non-Residential Outdoor: 61,638; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	993.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	52.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	4.1000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1036	0.1036	0.0000	0.0000	0.1046
Total	**4.0000e-005**	**3.0000e-005**	**4.1000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1036**	**0.1036**	**0.0000**	**0.0000**	**0.1046**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.0700e-003	0.0000	1.0700e-003	1.2000e-004	0.0000	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**1.0700e-003**	**8.9000e-004**	**1.9600e-003**	**1.2000e-004**	**8.2000e-004**	**9.4000e-004**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	4.1000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1036	0.1036	0.0000	0.0000	0.1046
Total	**4.0000e-005**	**3.0000e-005**	**4.1000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1036**	**0.1036**	**0.0000**	**0.0000**	**0.1046**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0218	0.0000	0.0218	0.0104	0.0000	0.0104	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0218**	**2.2300e-003**	**0.0240**	**0.0104**	**2.0500e-003**	**0.0124**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.5400e-003	0.0669	0.0143	2.9000e-004	8.5600e-003	7.4000e-004	9.3000e-003	2.3500e-003	7.1000e-004	3.0600e-003	0.0000	27.6353	27.6353	3.7000e-004	4.3500e-003	28.9419
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	1.0200e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2591	0.2591	1.0000e-005	1.0000e-005	0.2614
Total	**1.6400e-003**	**0.0669**	**0.0153**	**2.9000e-004**	**8.8900e-003**	**7.4000e-004**	**9.6300e-003**	**2.4400e-003**	**7.1000e-004**	**3.1500e-003**	**0.0000**	**27.8943**	**27.8943**	**3.8000e-004**	**4.3600e-003**	**29.2033**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.7900e-003	0.0000	9.7900e-003	4.6600e-003	0.0000	4.6600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**9.7900e-003**	**2.2300e-003**	**0.0120**	**4.6600e-003**	**2.0500e-003**	**6.7100e-003**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.5400e-003	0.0669	0.0143	2.9000e-004	8.5600e-003	7.4000e-004	9.3000e-003	2.3500e-003	7.1000e-004	3.0600e-003	0.0000	27.6353	27.6353	3.7000e-004	4.3500e-003	28.9419
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	1.0200e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2591	0.2591	1.0000e-005	1.0000e-005	0.2614
Total	**1.6400e-003**	**0.0669**	**0.0153**	**2.9000e-004**	**8.8900e-003**	**7.4000e-004**	**9.6300e-003**	**2.4400e-003**	**7.1000e-004**	**3.1500e-003**	**0.0000**	**27.8943**	**27.8943**	**3.8000e-004**	**4.3600e-003**	**29.2033**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1392	1.0953	1.0765	1.8800e-003		0.0527	0.0527		0.0505	0.0505	0.0000	155.7601	155.7601	0.0301	0.0000	156.5113
Total	**0.1392**	**1.0953**	**1.0765**	**1.8800e-003**		**0.0527**	**0.0527**		**0.0505**	**0.0505**	**0.0000**	**155.7601**	**155.7601**	**0.0301**	**0.0000**	**156.5113**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3800e-003	0.0666	0.0224	2.7000e-004	9.4800e-003	9.2000e-004	0.0104	2.7300e-003	8.8000e-004	3.6100e-003	0.0000	26.2676	26.2676	2.8000e-004	3.9000e-003	27.4361
Worker	0.0136	0.0106	0.1327	3.7000e-004	0.0429	2.2000e-004	0.0431	0.0114	2.0000e-004	0.0116	0.0000	33.6777	33.6777	9.0000e-004	9.4000e-004	33.9800
Total	**0.0160**	**0.0772**	**0.1551**	**6.4000e-004**	**0.0524**	**1.1400e-003**	**0.0535**	**0.0141**	**1.0800e-003**	**0.0152**	**0.0000**	**59.9454**	**59.9454**	**1.1800e-003**	**4.8400e-003**	**61.4161**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1392	1.0953	1.0765	1.8800e-003		0.0527	0.0527		0.0505	0.0505	0.0000	155.7599	155.7599	0.0301	0.0000	156.5112
Total	**0.1392**	**1.0953**	**1.0765**	**1.8800e-003**		**0.0527**	**0.0527**		**0.0505**	**0.0505**	**0.0000**	**155.7599**	**155.7599**	**0.0301**	**0.0000**	**156.5112**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3800e-003	0.0666	0.0224	2.7000e-004	9.4800e-003	9.2000e-004	0.0104	2.7300e-003	8.8000e-004	3.6100e-003	0.0000	26.2676	26.2676	2.8000e-004	3.9000e-003	27.4361
Worker	0.0136	0.0106	0.1327	3.7000e-004	0.0429	2.2000e-004	0.0431	0.0114	2.0000e-004	0.0116	0.0000	33.6777	33.6777	9.0000e-004	9.4000e-004	33.9800
Total	**0.0160**	**0.0772**	**0.1551**	**6.4000e-004**	**0.0524**	**1.1400e-003**	**0.0535**	**0.0141**	**1.0800e-003**	**0.0152**	**0.0000**	**59.9454**	**59.9454**	**1.1800e-003**	**4.8400e-003**	**61.4161**

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.5300e-003	0.0747	0.0936	1.4000e-004		3.9000e-003	3.9000e-003		3.6000e-003	3.6000e-003	0.0000	12.4080	12.4080	3.9300e-003	0.0000	12.5063
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**7.5300e-003**	**0.0747**	**0.0936**	**1.4000e-004**		**3.9000e-003**	**3.9000e-003**		**3.6000e-003**	**3.6000e-003**	**0.0000**	**12.4080**	**12.4080**	**3.9300e-003**	**0.0000**	**12.5063**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.3000e-004	4.0800e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0362	1.0362	3.0000e-005	3.0000e-005	1.0455
Total	**4.2000e-004**	**3.3000e-004**	**4.0800e-003**	**1.0000e-005**	**1.3200e-003**	**1.0000e-005**	**1.3300e-003**	**3.5000e-004**	**1.0000e-005**	**3.6000e-004**	**0.0000**	**1.0362**	**1.0362**	**3.0000e-005**	**3.0000e-005**	**1.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.5300e-003	0.0747	0.0936	1.4000e-004		3.9000e-003	3.9000e-003		3.6000e-003	3.6000e-003	0.0000	12.4080	12.4080	3.9300e-003	0.0000	12.5063
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**7.5300e-003**	**0.0747**	**0.0936**	**1.4000e-004**		**3.9000e-003**	**3.9000e-003**		**3.6000e-003**	**3.6000e-003**	**0.0000**	**12.4080**	**12.4080**	**3.9300e-003**	**0.0000**	**12.5063**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.3000e-004	4.0800e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0362	1.0362	3.0000e-005	3.0000e-005	1.0455
Total	**4.2000e-004**	**3.3000e-004**	**4.0800e-003**	**1.0000e-005**	**1.3200e-003**	**1.0000e-005**	**1.3300e-003**	**3.5000e-004**	**1.0000e-005**	**3.6000e-004**	**0.0000**	**1.0362**	**1.0362**	**3.0000e-005**	**3.0000e-005**	**1.0455**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.1600e-003	0.0603	0.0818	1.2000e-004		3.0400e-003	3.0400e-003		2.8000e-003	2.8000e-003	0.0000	10.8590	10.8590	3.4400e-003	0.0000	10.9450
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0603**	**0.0818**	**1.2000e-004**		**3.0400e-003**	**3.0400e-003**		**2.8000e-003**	**2.8000e-003**	**0.0000**	**10.8590**	**10.8590**	**3.4400e-003**	**0.0000**	**10.9450**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.5000e-004	3.2900e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1600e-003	3.1000e-004	1.0000e-005	3.1000e-004	0.0000	0.8777	0.8777	2.0000e-005	2.0000e-005	0.8851
Total	**3.4000e-004**	**2.5000e-004**	**3.2900e-003**	**1.0000e-005**	**1.1500e-003**	**1.0000e-005**	**1.1600e-003**	**3.1000e-004**	**1.0000e-005**	**3.1000e-004**	**0.0000**	**0.8777**	**0.8777**	**2.0000e-005**	**2.0000e-005**	**0.8851**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.1600e-003	0.0603	0.0818	1.2000e-004		3.0400e-003	3.0400e-003		2.8000e-003	2.8000e-003	0.0000	10.8589	10.8589	3.4400e-003	0.0000	10.9450
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0603**	**0.0818**	**1.2000e-004**		**3.0400e-003**	**3.0400e-003**		**2.8000e-003**	**2.8000e-003**	**0.0000**	**10.8589**	**10.8589**	**3.4400e-003**	**0.0000**	**10.9450**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.5000e-004	3.2900e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1600e-003	3.1000e-004	1.0000e-005	3.1000e-004	0.0000	0.8777	0.8777	2.0000e-005	2.0000e-005	0.8851
Total	**3.4000e-004**	**2.5000e-004**	**3.2900e-003**	**1.0000e-005**	**1.1500e-003**	**1.0000e-005**	**1.1600e-003**	**3.1000e-004**	**1.0000e-005**	**3.1000e-004**	**0.0000**	**0.8777**	**0.8777**	**2.0000e-005**	**2.0000e-005**	**0.8851**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5714					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8700e-003	0.0195	0.0272	4.0000e-005		1.0600e-003	1.0600e-003		1.0600e-003	1.0600e-003	0.0000	3.8299	3.8299	2.3000e-004	0.0000	3.8356
Total	**0.5743**	**0.0195**	**0.0272**	**4.0000e-005**		**1.0600e-003**	**1.0600e-003**		**1.0600e-003**	**1.0600e-003**	**0.0000**	**3.8299**	**3.8299**	**2.3000e-004**	**0.0000**	**3.8356**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.6000e-004	4.7000e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2538	1.2538	3.0000e-005	3.0000e-005	1.2645
Total	**4.9000e-004**	**3.6000e-004**	**4.7000e-003**	**1.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.2538**	**1.2538**	**3.0000e-005**	**3.0000e-005**	**1.2645**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5714					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8700e-003	0.0195	0.0272	4.0000e-005		1.0600e-003	1.0600e-003		1.0600e-003	1.0600e-003	0.0000	3.8299	3.8299	2.3000e-004	0.0000	3.8356
Total	**0.5743**	**0.0195**	**0.0272**	**4.0000e-005**		**1.0600e-003**	**1.0600e-003**		**1.0600e-003**	**1.0600e-003**	**0.0000**	**3.8299**	**3.8299**	**2.3000e-004**	**0.0000**	**3.8356**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.6000e-004	4.7000e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2538	1.2538	3.0000e-005	3.0000e-005	1.2645
Total	**4.9000e-004**	**3.6000e-004**	**4.7000e-003**	**1.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.2538**	**1.2538**	**3.0000e-005**	**3.0000e-005**	**1.2645**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	7.0000e-005	1.3000e-004	8.3000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1913	0.1913	1.0000e-005	1.0000e-005	0.1943
Unmitigated	7.0000e-005	1.3000e-004	8.3000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1913	0.1913	1.0000e-005	1.0000e-005	0.1943

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	0.18	0.00	0.00	585	585
Total	0.18	0.00	0.00	585	585

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	216.8737	216.8737	0.0183	2.2200e-003	217.9926
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	216.8737	216.8737	0.0183	2.2200e-003	217.9926
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	1.22289e+006	216.8737	0.0183	2.2200e-003	217.9926
Total		**216.8737**	**0.0183**	**2.2200e-003**	**217.9926**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	1.22289e+006	216.8737	0.0183	2.2200e-003	217.9926
Total		**216.8737**	**0.0183**	**2.2200e-003**	**217.9926**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5027	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003
Unmitigated	0.5027	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0571					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4455					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.5000e-004	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003
Total	**0.5027**	**1.0000e-005**	**1.5700e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**3.0600e-003**	**3.0600e-003**	**1.0000e-005**	**0.0000**	**3.2600e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0571					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4455					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.5000e-004	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003
Total	**0.5027**	**1.0000e-005**	**1.5700e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**3.0600e-003**	**3.0600e-003**	**1.0000e-005**	**0.0000**	**3.2600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	74.8767	0.9345	0.0226	104.9766
Unmitigated	74.8767	0.9345	0.0226	104.9766

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	28.5085 / 0	74.8767	0.9345	0.0226	104.9766
Total		**74.8767**	**0.9345**	**0.0226**	**104.9766**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	28.5085 / 0	74.8767	0.9345	0.0226	104.9766
Total		**74.8767**	**0.9345**	**0.0226**	**104.9766**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	31.0312	1.8339	0.0000	76.8786
Unmitigated	31.0312	1.8339	0.0000	76.8786

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	152.87	31.0312	1.8339	0.0000	76.8786
Total		**31.0312**	**1.8339**	**0.0000**	**76.8786**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	152.87	31.0312	1.8339	0.0000	76.8786
Total		**31.0312**	**1.8339**	**0.0000**	**76.8786**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Other General Industrial Equipment	50	12.00	365	88	0.34	Electrical

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Other General Industrial Equipment	50	24.00	365	88	0.34	Electrical
Other General Industrial Equipment	50	24.00	365	88	0.34	Electrical

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Other General Industrial Equipment	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Chiquito BESS - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Chiquito BESS

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	123.28	1000sqft	2.83	123,275.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project site is 2.83 acres

Construction Phase - Nine month construction schedule

Trips and VMT -

Grading -

Vehicle Trips - Project would require at max a 4 person crew for maintenance visits every 2-3 months (about 48 trips per year)

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Operational Off-Road Equipment - Off-road equipment includes security lighting; battery unit chillers; and bi-directional inverters.

Stationary Sources - Emergency Generators and Fire Pumps -

Energy Use - BESS so would not require natural gas

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	220.00	150.00
tblConstructionPhase	NumDays	10.00	30.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	T24NG	15.20	0.00
tblGrading	MaterialExported	0.00	7,940.00
tblLandUse	LandUseSquareFeet	123,280.00	123,275.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	12.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	24.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	24.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblVehicleTrips	ST_TR	6.42	0.00
tblVehicleTrips	SU_TR	5.09	0.00
tblVehicleTrips	WD_TR	3.93	1.5000e-003

2.0 Emissions Summary

Chiquito BESS - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1031	38.1459	16.7175	0.1168	10.2586	0.9885	11.2471	4.2739	0.9185	5.1924	0.0000	12,249.1465	12,249.1465	0.7852	1.6016	12,746.0546
2023	39.2553	9.9692	14.4098	0.0233	0.2794	0.5059	0.7854	0.0741	0.4723	0.5464	0.0000	2,239.8757	2,239.8757	0.5645	5.8700e-003	2,255.7368
Maximum	**39.2553**	**38.1459**	**16.7175**	**0.1168**	**10.2586**	**0.9885**	**11.2471**	**4.2739**	**0.9185**	**5.1924**	**0.0000**	**12,249.1465**	**12,249.1465**	**0.7852**	**1.6016**	**12,746.0546**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1031	38.1459	16.7175	0.1168	6.2710	0.9885	7.2595	2.3764	0.9185	3.2948	0.0000	12,249.1465	12,249.1465	0.7852	1.6016	12,746.0546
2023	39.2553	9.9692	14.4098	0.0233	0.2794	0.5059	0.7854	0.0741	0.4723	0.5464	0.0000	2,239.8757	2,239.8757	0.5645	5.8700e-003	2,255.7368
Maximum	**39.2553**	**38.1459**	**16.7175**	**0.1168**	**6.2710**	**0.9885**	**7.2595**	**2.3764**	**0.9185**	**3.2948**	**0.0000**	**12,249.1465**	**12,249.1465**	**0.7852**	**1.6016**	**12,746.0546**

Chiquito BESS - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**37.84**	**0.00**	**33.14**	**43.64**	**0.00**	**33.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	6.5000e-004	9.3000e-004	7.0600e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.7201	1.7201	8.0000e-005	8.0000e-005	1.7446
Offroad	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**2.7557**	**1.0400e-003**	**0.0196**	**2.0000e-005**	**1.7300e-003**	**5.0000e-005**	**1.7800e-003**	**4.6000e-004**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**1.7471**	**1.7471**	**1.5000e-004**	**8.0000e-005**	**1.7734**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	6.5000e-004	9.3000e-004	7.0600e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.7201	1.7201	8.0000e-005	8.0000e-005	1.7446
Offroad	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**2.7557**	**1.0400e-003**	**0.0196**	**2.0000e-005**	**1.7300e-003**	**5.0000e-005**	**1.7800e-003**	**4.6000e-004**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**1.7471**	**1.7471**	**1.5000e-004**	**8.0000e-005**	**1.7734**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/2/2022	5/4/2022	5	3	
2	Grading	Grading	5/5/2022	5/12/2022	5	6	
3	Building Construction	Building Construction	5/13/2022	12/8/2022	5	150	
4	Paving	Paving	12/9/2022	1/19/2023	5	30	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5	Architectural Coating	Architectural Coating	1/18/2023	2/28/2023	5	30	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 184,913; Non-Residential Outdoor: 61,638; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Chiquito BESS - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	993.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	52.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0315	0.0204	0.3185	8.1000e-004	0.0894	4.4000e-004	0.0899	0.0237	4.1000e-004	0.0241		82.1515	82.1515	2.0500e-003	2.0300e-003	82.8087
Total	**0.0315**	**0.0204**	**0.3185**	**8.1000e-004**	**0.0894**	**4.4000e-004**	**0.0899**	**0.0237**	**4.1000e-004**	**0.0241**		**82.1515**	**82.1515**	**2.0500e-003**	**2.0300e-003**	**82.8087**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7158	0.0000	0.7158	0.0773	0.0000	0.0773			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**0.7158**	**0.5952**	**1.3110**	**0.0773**	**0.5476**	**0.6249**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0315	0.0204	0.3185	8.1000e-004	0.0894	4.4000e-004	0.0899	0.0237	4.1000e-004	0.0241		82.1515	82.1515	2.0500e-003	2.0300e-003	82.8087
Total	**0.0315**	**0.0204**	**0.3185**	**8.1000e-004**	**0.0894**	**4.4000e-004**	**0.0899**	**0.0237**	**4.1000e-004**	**0.0241**		**82.1515**	**82.1515**	**2.0500e-003**	**2.0300e-003**	**82.8087**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.2502	0.0000	7.2502	3.4501	0.0000	3.4501			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.2502**	**0.7423**	**7.9924**	**3.4501**	**0.6829**	**4.1330**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5234	21.1367	4.7003	0.0952	2.8967	0.2457	3.1424	0.7942	0.2351	1.0292		10,150.9746	10,150.9746	0.1373	1.5991	10,630.9267
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0394	0.0255	0.3981	1.0200e-003	0.1118	5.6000e-004	0.1123	0.0296	5.1000e-004	0.0302		102.6894	102.6894	2.5600e-003	2.5400e-003	103.5109
Total	**0.5628**	**21.1623**	**5.0984**	**0.0962**	**3.0085**	**0.2462**	**3.2547**	**0.8238**	**0.2356**	**1.0594**		**10,253.6640**	**10,253.6640**	**0.1399**	**1.6016**	**10,734.4376**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2626	0.0000	3.2626	1.5526	0.0000	1.5526			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**3.2626**	**0.7423**	**4.0049**	**1.5526**	**0.6829**	**2.2355**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5234	21.1367	4.7003	0.0952	2.8967	0.2457	3.1424	0.7942	0.2351	1.0292		10,150.9746	10,150.9746	0.1373	1.5991	10,630.9267
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0394	0.0255	0.3981	1.0200e-003	0.1118	5.6000e-004	0.1123	0.0296	5.1000e-004	0.0302		102.6894	102.6894	2.5600e-003	2.5400e-003	103.5109
Total	**0.5628**	**21.1623**	**5.0984**	**0.0962**	**3.0085**	**0.2462**	**3.2547**	**0.8238**	**0.2356**	**1.0594**		**10,253.6640**	**10,253.6640**	**0.1399**	**1.6016**	**10,734.4376**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0326	0.8457	0.2941	3.6400e-003	0.1281	0.0122	0.1403	0.0369	0.0117	0.0486		385.8907	385.8907	4.0800e-003	0.0572	403.0461
Worker	0.2049	0.1328	2.0701	5.2800e-003	0.5812	2.8900e-003	0.5841	0.1542	2.6600e-003	0.1568		533.9849	533.9849	0.0133	0.0132	538.2568
Total	**0.2374**	**0.9785**	**2.3642**	**8.9200e-003**	**0.7093**	**0.0151**	**0.7244**	**0.1910**	**0.0143**	**0.2054**		**919.8755**	**919.8755**	**0.0174**	**0.0705**	**941.3029**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0326	0.8457	0.2941	3.6400e-003	0.1281	0.0122	0.1403	0.0369	0.0117	0.0486		385.8907	385.8907	4.0800e-003	0.0572	403.0461
Worker	0.2049	0.1328	2.0701	5.2800e-003	0.5812	2.8900e-003	0.5841	0.1542	2.6600e-003	0.1568		533.9849	533.9849	0.0133	0.0132	538.2568
Total	**0.2374**	**0.9785**	**2.3642**	**8.9200e-003**	**0.7093**	**0.0151**	**0.7244**	**0.1910**	**0.0143**	**0.2054**		**919.8755**	**919.8755**	**0.0174**	**0.0705**	**941.3029**

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**		**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0591	0.0383	0.5972	1.5200e-003	0.1677	8.3000e-004	0.1685	0.0445	7.7000e-004	0.0452		154.0341	154.0341	3.8400e-003	3.8100e-003	155.2664
Total	**0.0591**	**0.0383**	**0.5972**	**1.5200e-003**	**0.1677**	**8.3000e-004**	**0.1685**	**0.0445**	**7.7000e-004**	**0.0452**		**154.0341**	**154.0341**	**3.8400e-003**	**3.8100e-003**	**155.2664**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**	**0.0000**	**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0591	0.0383	0.5972	1.5200e-003	0.1677	8.3000e-004	0.1685	0.0445	7.7000e-004	0.0452		154.0341	154.0341	3.8400e-003	3.8100e-003	155.2664
Total	**0.0591**	**0.0383**	**0.5972**	**1.5200e-003**	**0.1677**	**8.3000e-004**	**0.1685**	**0.0445**	**7.7000e-004**	**0.0452**		**154.0341**	**154.0341**	**3.8400e-003**	**3.8100e-003**	**155.2664**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0338	0.5488	1.4700e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		149.0611	149.0611	3.4500e-003	3.5200e-003	150.1959
Total	**0.0548**	**0.0338**	**0.5488**	**1.4700e-003**	**0.1677**	**7.8000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**149.0611**	**149.0611**	**3.4500e-003**	**3.5200e-003**	**150.1959**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0338	0.5488	1.4700e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		149.0611	149.0611	3.4500e-003	3.5200e-003	150.1959
Total	**0.0548**	**0.0338**	**0.5488**	**1.4700e-003**	**0.1677**	**7.8000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**149.0611**	**149.0611**	**3.4500e-003**	**3.5200e-003**	**150.1959**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	38.0921					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**38.2838**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0365	0.0226	0.3659	9.8000e-004	0.1118	5.2000e-004	0.1123	0.0296	4.8000e-004	0.0301		99.3740	99.3740	2.3000e-003	2.3500e-003	100.1306
Total	**0.0365**	**0.0226**	**0.3659**	**9.8000e-004**	**0.1118**	**5.2000e-004**	**0.1123**	**0.0296**	**4.8000e-004**	**0.0301**		**99.3740**	**99.3740**	**2.3000e-003**	**2.3500e-003**	**100.1306**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	38.0921					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**38.2838**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0365	0.0226	0.3659	9.8000e-004	0.1118	5.2000e-004	0.1123	0.0296	4.8000e-004	0.0301		99.3740	99.3740	2.3000e-003	2.3500e-003	100.1306
Total	**0.0365**	**0.0226**	**0.3659**	**9.8000e-004**	**0.1118**	**5.2000e-004**	**0.1123**	**0.0296**	**4.8000e-004**	**0.0301**		**99.3740**	**99.3740**	**2.3000e-003**	**2.3500e-003**	**100.1306**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.5000e-004	9.3000e-004	7.0600e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.7201	1.7201	8.0000e-005	8.0000e-005	1.7446
Unmitigated	6.5000e-004	9.3000e-004	7.0600e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.7201	1.7201	8.0000e-005	8.0000e-005	1.7446

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	0.18	0.00	0.00	585	585
Total	0.18	0.00	0.00	585	585

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Unmitigated	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287

Chiquito BESS - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4408					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1600e-003	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Total	**2.7551**	**1.1000e-004**	**0.0126**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0270**	**0.0270**	**7.0000e-005**		**0.0287**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4408					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1600e-003	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Total	**2.7551**	**1.1000e-004**	**0.0126**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0270**	**0.0270**	**7.0000e-005**		**0.0287**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Other General Industrial Equipment	50	12.00	365	88	0.34	Electrical
Other General Industrial Equipment	50	24.00	365	88	0.34	Electrical
Other General Industrial Equipment	50	24.00	365	88	0.34	Electrical

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Other General Industrial Equipment	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Chiquito BESS - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Chiquito BESS

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	123.28	1000sqft	2.83	123,275.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project site is 2.83 acres

Construction Phase - Nine month construction schedule

Trips and VMT -

Grading -

Vehicle Trips - Project would require at max a 4 person crew for maintenance visits every 2-3 months (about 48 trips per year)

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Operational Off-Road Equipment - Off-road equipment includes security lighting; battery unit chillers; and bi-directional inverters.

Stationary Sources - Emergency Generators and Fire Pumps -

Energy Use - BESS so would not require natural gas

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	220.00	150.00
tblConstructionPhase	NumDays	10.00	30.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	T24NG	15.20	0.00
tblGrading	MaterialExported	0.00	7,940.00
tblLandUse	LandUseSquareFeet	123,280.00	123,275.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperFuelType	Diesel	Electrical
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	12.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	24.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	24.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	50.00
tblVehicleTrips	ST_TR	6.42	0.00
tblVehicleTrips	SU_TR	5.09	0.00
tblVehicleTrips	WD_TR	3.93	1.5000e-003

2.0 Emissions Summary

Chiquito BESS - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0780	39.3045	16.3363	0.1168	10.2586	0.9888	11.2475	4.2739	0.9188	5.1927	0.0000	12,247.2222	12,247.2222	0.7840	1.6029	12,744.4852
2023	39.2495	9.9713	14.2379	0.0231	0.2794	0.5059	0.7854	0.0741	0.4723	0.5464	0.0000	2,216.5465	2,216.5465	0.5645	6.0000e-003	2,232.4481
Maximum	**39.2495**	**39.3045**	**16.3363**	**0.1168**	**10.2586**	**0.9888**	**11.2475**	**4.2739**	**0.9188**	**5.1927**	**0.0000**	**12,247.2222**	**12,247.2222**	**0.7840**	**1.6029**	**12,744.4852**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0780	39.3045	16.3363	0.1168	6.2710	0.9888	7.2599	2.3764	0.9188	3.2951	0.0000	12,247.2222	12,247.2222	0.7840	1.6029	12,744.4852
2023	39.2495	9.9713	14.2379	0.0231	0.2794	0.5059	0.7854	0.0741	0.4723	0.5464	0.0000	2,216.5465	2,216.5465	0.5645	6.0000e-003	2,232.4481
Maximum	**39.2495**	**39.3045**	**16.3363**	**0.1168**	**6.2710**	**0.9888**	**7.2599**	**2.3764**	**0.9188**	**3.2951**	**0.0000**	**12,247.2222**	**12,247.2222**	**0.7840**	**1.6029**	**12,744.4852**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**37.84**	**0.00**	**33.14**	**43.64**	**0.00**	**33.06**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	5.6000e-004	9.8000e-004	6.1700e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.5968	1.5968	8.0000e-005	8.0000e-005	1.6218
Offroad	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**2.7557**	**1.0900e-003**	**0.0187**	**2.0000e-005**	**1.7300e-003**	**5.0000e-005**	**1.7800e-003**	**4.6000e-004**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**1.6238**	**1.6238**	**1.5000e-004**	**8.0000e-005**	**1.6505**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	5.6000e-004	9.8000e-004	6.1700e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.5968	1.5968	8.0000e-005	8.0000e-005	1.6218
Offroad	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**2.7557**	**1.0900e-003**	**0.0187**	**2.0000e-005**	**1.7300e-003**	**5.0000e-005**	**1.7800e-003**	**4.6000e-004**	**5.0000e-005**	**5.1000e-004**	**0.0000**	**1.6238**	**1.6238**	**1.5000e-004**	**8.0000e-005**	**1.6505**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/2/2022	5/4/2022	5	3	
2	Grading	Grading	5/5/2022	5/12/2022	5	6	
3	Building Construction	Building Construction	5/13/2022	12/8/2022	5	150	
4	Paving	Paving	12/9/2022	1/19/2023	5	30	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5	Architectural Coating	Architectural Coating	1/18/2023	2/28/2023	5	30	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 184,913; Non-Residential Outdoor: 61,638; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Chiquito BESS - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	993.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	52.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Chiquito BESS - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0294	0.0212	0.2581	7.4000e-004	0.0894	4.4000e-004	0.0899	0.0237	4.1000e-004	0.0241		74.4126	74.4126	2.0300e-003	2.0800e-003	75.0838
Total	**0.0294**	**0.0212**	**0.2581**	**7.4000e-004**	**0.0894**	**4.4000e-004**	**0.0899**	**0.0237**	**4.1000e-004**	**0.0241**		**74.4126**	**74.4126**	**2.0300e-003**	**2.0800e-003**	**75.0838**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7158	0.0000	0.7158	0.0773	0.0000	0.0773			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**0.7158**	**0.5952**	**1.3110**	**0.0773**	**0.5476**	**0.6249**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0294	0.0212	0.2581	7.4000e-004	0.0894	4.4000e-004	0.0899	0.0237	4.1000e-004	0.0241		74.4126	74.4126	2.0300e-003	2.0800e-003	75.0838
Total	**0.0294**	**0.0212**	**0.2581**	**7.4000e-004**	**0.0894**	**4.4000e-004**	**0.0899**	**0.0237**	**4.1000e-004**	**0.0241**		**74.4126**	**74.4126**	**2.0300e-003**	**2.0800e-003**	**75.0838**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.2502	0.0000	7.2502	3.4501	0.0000	3.4501			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.2502**	**0.7423**	**7.9924**	**3.4501**	**0.6829**	**4.1330**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4984	22.2944	4.8293	0.0952	2.8967	0.2460	3.1427	0.7942	0.2354	1.0295		10,158.7240	10,158.7240	0.1361	1.6003	10,639.0134
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0368	0.0265	0.3226	9.2000e-004	0.1118	5.6000e-004	0.1123	0.0296	5.1000e-004	0.0302		93.0158	93.0158	2.5400e-003	2.6000e-003	93.8548
Total	**0.5352**	**22.3209**	**5.1520**	**0.0962**	**3.0085**	**0.2466**	**3.2550**	**0.8238**	**0.2359**	**1.0597**		**10,251.7398**	**10,251.7398**	**0.1386**	**1.6029**	**10,732.8682**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2626	0.0000	3.2626	1.5526	0.0000	1.5526			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**3.2626**	**0.7423**	**4.0049**	**1.5526**	**0.6829**	**2.2355**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4984	22.2944	4.8293	0.0952	2.8967	0.2460	3.1427	0.7942	0.2354	1.0295		10,158.7240	10,158.7240	0.1361	1.6003	10,639.0134
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0368	0.0265	0.3226	9.2000e-004	0.1118	5.6000e-004	0.1123	0.0296	5.1000e-004	0.0302		93.0158	93.0158	2.5400e-003	2.6000e-003	93.8548
Total	**0.5352**	**22.3209**	**5.1520**	**0.0962**	**3.0085**	**0.2466**	**3.2550**	**0.8238**	**0.2359**	**1.0597**		**10,251.7398**	**10,251.7398**	**0.1386**	**1.6029**	**10,732.8682**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0312	0.8910	0.3054	3.6400e-003	0.1281	0.0122	0.1403	0.0369	0.0117	0.0486		386.3115	386.3115	4.0200e-003	0.0573	403.4974
Worker	0.1914	0.1378	1.6777	4.7900e-003	0.5812	2.8900e-003	0.5841	0.1542	2.6600e-003	0.1568		483.6819	483.6819	0.0132	0.0135	488.0450
Total	**0.2225**	**1.0288**	**1.9831**	**8.4300e-003**	**0.7093**	**0.0151**	**0.7245**	**0.1910**	**0.0144**	**0.2054**		**869.9934**	**869.9934**	**0.0172**	**0.0709**	**891.5423**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0312	0.8910	0.3054	3.6400e-003	0.1281	0.0122	0.1403	0.0369	0.0117	0.0486		386.3115	386.3115	4.0200e-003	0.0573	403.4974
Worker	0.1914	0.1378	1.6777	4.7900e-003	0.5812	2.8900e-003	0.5841	0.1542	2.6600e-003	0.1568		483.6819	483.6819	0.0132	0.0135	488.0450
Total	**0.2225**	**1.0288**	**1.9831**	**8.4300e-003**	**0.7093**	**0.0151**	**0.7245**	**0.1910**	**0.0144**	**0.2054**		**869.9934**	**869.9934**	**0.0172**	**0.0709**	**891.5423**

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**		**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

Chiquito BESS - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0552	0.0398	0.4840	1.3800e-003	0.1677	8.3000e-004	0.1685	0.0445	7.7000e-004	0.0452		139.5236	139.5236	3.8100e-003	3.9000e-003	140.7822
Total	**0.0552**	**0.0398**	**0.4840**	**1.3800e-003**	**0.1677**	**8.3000e-004**	**0.1685**	**0.0445**	**7.7000e-004**	**0.0452**		**139.5236**	**139.5236**	**3.8100e-003**	**3.9000e-003**	**140.7822**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9412**	**9.3322**	**11.6970**	**0.0179**		**0.4879**	**0.4879**		**0.4500**	**0.4500**	**0.0000**	**1,709.6892**	**1,709.6892**	**0.5419**		**1,723.2356**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0552	0.0398	0.4840	1.3800e-003	0.1677	8.3000e-004	0.1685	0.0445	7.7000e-004	0.0452		139.5236	139.5236	3.8100e-003	3.9000e-003	140.7822
Total	**0.0552**	**0.0398**	**0.4840**	**1.3800e-003**	**0.1677**	**8.3000e-004**	**0.1685**	**0.0445**	**7.7000e-004**	**0.0452**		**139.5236**	**139.5236**	**3.8100e-003**	**3.9000e-003**	**140.7822**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0513	0.0351	0.4456	1.3400e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		135.0635	135.0635	3.4300e-003	3.6000e-003	136.2226
Total	**0.0513**	**0.0351**	**0.4456**	**1.3400e-003**	**0.1677**	**7.8000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**135.0635**	**135.0635**	**3.4300e-003**	**3.6000e-003**	**136.2226**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0513	0.0351	0.4456	1.3400e-003	0.1677	7.8000e-004	0.1685	0.0445	7.2000e-004	0.0452		135.0635	135.0635	3.4300e-003	3.6000e-003	136.2226
Total	**0.0513**	**0.0351**	**0.4456**	**1.3400e-003**	**0.1677**	**7.8000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**135.0635**	**135.0635**	**3.4300e-003**	**3.6000e-003**	**136.2226**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	38.0921					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**38.2838**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0342	0.0234	0.2971	8.9000e-004	0.1118	5.2000e-004	0.1123	0.0296	4.8000e-004	0.0301		90.0423	90.0423	2.2900e-003	2.4000e-003	90.8151
Total	**0.0342**	**0.0234**	**0.2971**	**8.9000e-004**	**0.1118**	**5.2000e-004**	**0.1123**	**0.0296**	**4.8000e-004**	**0.0301**		**90.0423**	**90.0423**	**2.2900e-003**	**2.4000e-003**	**90.8151**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	38.0921					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**38.2838**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0342	0.0234	0.2971	8.9000e-004	0.1118	5.2000e-004	0.1123	0.0296	4.8000e-004	0.0301		90.0423	90.0423	2.2900e-003	2.4000e-003	90.8151
Total	**0.0342**	**0.0234**	**0.2971**	**8.9000e-004**	**0.1118**	**5.2000e-004**	**0.1123**	**0.0296**	**4.8000e-004**	**0.0301**		**90.0423**	**90.0423**	**2.2900e-003**	**2.4000e-003**	**90.8151**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.6000e-004	9.8000e-004	6.1700e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.5968	1.5968	8.0000e-005	8.0000e-005	1.6218
Unmitigated	5.6000e-004	9.8000e-004	6.1700e-003	2.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004		1.5968	1.5968	8.0000e-005	8.0000e-005	1.6218

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	0.18	0.00	0.00	585	585
Total	0.18	0.00	0.00	585	585

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Unmitigated	2.7551	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4408					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1600e-003	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Total	**2.7551**	**1.1000e-004**	**0.0126**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0270**	**0.0270**	**7.0000e-005**		**0.0287**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4408					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1600e-003	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Total	**2.7551**	**1.1000e-004**	**0.0126**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0270**	**0.0270**	**7.0000e-005**		**0.0287**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Other General Industrial Equipment	50	12.00	365	88	0.34	Electrical
Other General Industrial Equipment	50	24.00	365	88	0.34	Electrical
Other General Industrial Equipment	50	24.00	365	88	0.34	Electrical

Chiquito BESS - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Other General Industrial Equipment	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix 3

Biological Resources Technical Report

Biological Resources Technical Report

Chiquito Grid Battery Energy Storage System Project

May 5, 2022

Prepared for:

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Abbreviations

BESS	Battery Energy Storage System
BGEPA	Bald and Golden Eagle Protection Act
BRTR	Biological Resources Technical Report
BSA	Biological Study Area
CCH	Consortium of California Herbaria
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
Client	Chiquito Grid, LLC
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CWA	Clean Water Act
DCH	Designated Critical Habitat
FESA	Federal Endangered Species Act
FGC	California Fish and Game Code
FR	Federal Register
GPS	Global Positioning System
Interstate	I-
LSAA	Lake or Streambed Alteration Agreement
m	meter
MBTA	Migratory Bird Treaty Act
MCVII	Second Edition of *The Manual for California Vegetation*
NEPA	National Environmental Policy Act
NMFS	National Marine Fisheries Service
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
Project	Chiquito Battery Energy Storage System Project
RWQCB	Regional Water Quality Control Board
SoCal Edison	Southern California Edison
SSC	Species of Special Concern
Stantec	Stantec Consulting Services, Inc.
U.S.	United States
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USC	United States Code
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WOTS	Waters of the State
WOTUS	Waters of the United States
WRCMSHCP	Western Riverside County Multiple Species Habitat Conservation Plan

1.0 INTRODUCTION

This Biological Resources Technical Report (BRTR) documents the biological resources that are associated with the Chiquito Grid Battery Energy Storage System (BESS) Project (Project) in the City of Wildomar, California (Appendix A, Figure 1, Project Location Map). The survey conducted and the discussions presented in this BRTR support planning and regulatory agency permitting and associated documentation. A reconnaissance-level survey was conducted by Stantec Consulting Services, Inc. (Stantec) Senior Biologist, Melissa Tu, and Stantec Environmental Scientist, Emily Medler, on September 21, 2021, within accessible portions of the Project area and within a surrounding 300-foot buffer zone. This approximately 25-acre area surveyed is defined as the Biological Study Area (BSA) (Appendix A, Figure 2, Vegetation Communities and Land Cover Types). This BRTR describes the existing environmental conditions that occur within the BSA and surrounding areas and evaluates the potential for biological resources to occur based on those conditions, with a special emphasis on special-status plant and wildlife species, wildlife corridors, and special-status and sensitive natural communities.

1.1 PROJECT LOCATION

The Project is located within the central portion of the City of Wildomar, California within the United States (U.S.) Geological Survey (USGS) Wildomar 7.5-minute topographic quadrangle. The site is west of Interstate (I)-15 and northeast of the intersection of Clinton Keith Road and Grand Avenue. Review of 2021 aerial imagery indicates that two of the three Project parcels (Assessor Parcel Numbers [APN] 380150019 and 3800150020) are vacant and undeveloped while one (APN 380150021) is developed as the Southern California Edison (SoCal Edison) 115kV Tenaja Substation. The parcels are surrounded by undeveloped land on the east, residential areas on the south, a private ranch on the west, and a retail business and Murrieta Creek on the north.

1.2 PROJECT DESCRIPTION

Chiquito Grid, LLC (Hecate) proposes to develop an 80-megawatt BESS Project on a 1.73-acre parcel (APN 380150019) near the southwestern edge of the City of Wildomar limits. The site is surrounded by the SoCal Edison Tenaja Substation and vacant land to the west, sparse residential uses to the north, Blue Rock Landscaping materials, a landscape supply business, to the east, and Clinton Keith Road to the south. Review of contemporary aerial imagery indicates that the entire parcel is vacant and undeveloped, and it is surrounded by other vacant parcels and suburban single-family residences. The Project site is 200 feet northeast of Tenaja Substation and is in an area which has an existing transmission line corridor that extends across adjacent southwestern parcels (APN 380150020 and APN 380150021) to connect to the Substation.

1.2.1 Land Use and Zoning

Based on Riverside County's GIS-NET website, the Project site is just north of the City of Murrieta, north of the intersection of Clinton Keith Road and Grand Avenue, and south of I-15 (GIS-NET 2020). The

Project site boundary runs along Clinton Keith Road to the southeast. The Project site is within the southwestern portion of the City of Wildomar. The Project site is within land that is zoned as General Commercial (C-1/C-P) and is subject to standards presented in Table 1 (City of Wildomar 2018).

Table 1. C-1/C-P Zone Development Standards

Dimensional Standard	C-1/C-P Zone
Dimensional Standard	C-1/C-P Zone
Maximum Height Limit	50 feet (17.72.030C)
Building Setback	No building setback is required for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear, and side lot lines not less than two feet for each foot by which the height exceeds 35 feet (17.72.030B).
Minimum/Maximum Required Area	No minimum/maximum required area.
Fencing/Walls	N/A
Parking	N/A

Table 2. Surrounding Zoning and Land Uses

Direction/ Parcel	General Plan Land Use	Zoning	Description
North 380-150-014	Low Density Residential	R-R	Residence
East 380-150-018	Commercial Retail	C-1/C-P	Retail (Landscaping Materials)
South 380-160-003	Mixed Use Planning Area	Mixed Use C-1/C-P	Vacant
West 380-150-020	Commercial Retail	Rural Residential (R-R)	Vacant

1.2.2 Project Components

The Project would likely consist of battery storage “cores.” Each core would consist of bi-directional inverters, a transformer, and a battery container or cabinet. The site layout included provides the cabinet and container layout options; this will be confirmed at a future date as the project design progresses. Each container would be self-enclosed, housing batteries, fire detection and suppression systems, controls, and cooling units.

The Project will store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with SoCal Edison. Hecate will acquire real property rights, then build and commission the Project. The Project will be owned and operated by Hecate.

Major equipment or Project components would include:

- battery modules assembled in racks monitored by a Battery Management System (BMS)
- bi-directional power inverters

- battery chiller units
- fire detection/ suppression systems
- gas detection
- electrical switching equipment and auxiliary power panels
- computer and telecommunications equipment
- transformers
- switchgear
- security lighting and signage
- perimeter wall or fence

The preliminary configuration for the facility layout is shown in Appendix B, Site Plans. Project components are summarized in Table 3.

Table 3. Project Components Summary

Project Component	Approx. Dimensions (each)
Battery Core	53' L x 8' W x 9'6" H
Inverter	12 L x 7 x 7
Transformer (main)	20'W x 28' L x 22' H
Switchgear and Control	40'X17' X 20'
GSU	8'6" x 6'0 H x 6'5" W
Overall Facility Area	428 x 174

The proposed BESS facility would be unmanned and would not include restrooms. Limited water required during the construction phase would be trucked in, as necessary. Minimal water would be needed for fire suppression during project operations. Water supply infrastructure is known to exist along the northern boundary of the site and is anticipated that water supply could be provided, if necessary, in coordination with Elsinore Valley Municipal Water District. No wastewater would be generated during project operations and therefore no wastewater services would be required.

The Project site is served by CAL FIRE Riverside, Wildomar Fire Station 61, located at 32637 Gruwell Street, in Wildomar, California 92595. Station 61 is the nearest station to the Project site and is approximately 2.2 miles to the southeast of the Project site.

Access to the Project would be provided by existing roadways including Clinton Keith Road and Grand Avenue. New roads will not need to be constructed to provide access to the site. No changes to the road network or traffic are required.

1.2.3 Project Operations

The long-term operational workforce would entail Hecate-contracted maintenance staff who would maintain the facility on a periodic basis over the project life. The Project would require a maximum four-person crew for maintenance visits once every two to three months, on average. The crew would normally

consist of one operator, one contracted field engineer, and two mechanical or electrical technicians. The Project would be primarily operated remotely.

Planned maintenance would typically be developed and scheduled a few months in advance. Typical maintenance intervals for major project components would include:

- Fire protection system – twice a year
- HVAC and chiller units – twice a year
- Battery core – once a year
- Relay protection – once in two years
- Project performance testing – once a year
- Project HV substation – once a year

The Project would be designed with multiple automatic and manual power-down/safety mechanisms including active fire suppression systems built into each container. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating, etc. The entire Project power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault etc.). In addition, the Project would be equipped with breakers that could be opened manually to power-down different equipment or the Project as a whole.

The Project would be designed to be in operation for 30 years, with the option to be reassessed for additional years of continued operation. After completion of operations, most of the Project's electrical equipment (breakers, transformers, inverters) would be removed and recycled. Project batteries would be returned to the battery manufacturer for recycling. Equipment foundations and pads would be demolished and removed.

2.0 METHODS

This biological resource assessment of the BSA included, but was not limited to, a literature review, a reconnaissance-level (non-protocol) survey to detect the presence of special-status plant and wildlife species, and a non-protocol avian survey to document the presence of birds, including listed species, if present. Prior to the survey, a preliminary literature review of readily available resources was performed. The survey was conducted on foot within the BSA, where accessible, based on terrain and availability of public access.

2.1 LITERATURE REVIEW

A literature search focused on the BSA was conducted prior to the reconnaissance-level survey. The BSA is located within the USGS Wildomar, California, 7.5-minute topographic quadrangle. A search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was conducted in the BSA and a surrounding 10-mile buffer area to determine special-status plants, wildlife, and vegetation communities that have been documented within the vicinity of the BSA (CDFW 2021a). The following quadrangles surround the BSA:

- Fallbrook
- Hemet
- Winchester
- Lake Elsinore
- Alberhill
- Temecula
- Bachelor
- Murrieta

Additional data regarding the potential occurrence of special-status species and policies relating to these special-status natural resources were gathered from the following sources:

- State and Federally Listed Endangered, Threatened, and Rare Plants of California (CDFW 2021b)
- State and Federally Listed Endangered and Threatened Animals of California (CDFW 2021c)
- Special Animals List (CDFW 2021d)
- California Sensitive Natural Communities (CDFW 2021e)
- Western Riverside County Multiple Species Habitat Conservation Plan (County of Riverside 2004)
- Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021)
- Consortium of California Herbaria (CCH 2021)
- USFWS Information for Planning and Consultation (USFWS 2021a)
- USFWS National Wetland Inventory (USFWS 2021b)
- National Hydrography Dataset (USGS 2021)

2.2 BIOLOGICAL SURVEY AND HABITAT ASSESSMENT

2.2.1 Site Reconnaissance and Wildlife Survey

Stantec conducted a habitat assessment and reconnaissance-level survey to document the environmental conditions present within the BSA. The primary goal of this initial survey was to identify and assess habitat that may be capable of supporting special-status plant or wildlife species and determine the potential need for additional focused surveys for special-status resources. Biologists recorded all incidental plant and wildlife observations. However, this assessment did not include focused, protocol-level surveys for rare plants or wildlife or other special-status resources.

The reconnaissance-level survey was conducted during a season and time of day when resident birds would be expected to be present and exhibiting normal activity, small mammals would be active and detectable visually or by sign, and above-ground amphibian and reptile movement would generally be detectable. However, it should be noted that some wildlife species and individuals may have been difficult to detect due to their elusive nature, cryptic morphology, or nocturnal behavior. The survey was conducted during daylight hours when temperatures were such that reptiles and other wildlife would be active (i.e., between 65-95 degrees Fahrenheit). The September 21, 2021, survey was conducted shortly after sunrise considering most birds are generally active at sunrise.

The BSA was investigated on foot by experienced field biologists walking throughout publicly accessible areas at an average pace of approximately 2 miles per hour while visually scanning for wildlife and their sign and listening to wildlife songs and calls. Biologists paused as necessary to listen for wildlife or to identify, record, or enumerate any observed species. Species present were identified and recorded through direct visual observation, sound, or their sign (e.g., scat, tracks, etc.) and are provided in Section 4.3. Species identifications conform to the most up-to-date field guides and technical literature.

2.2.2 Vegetation Mapping

Vegetation descriptions and nomenclature are based on the second edition of *A Manual of California Vegetation* (MCVII) (Sawyer et al. 2009), where applicable, and have been defined to the alliance level. Vegetation maps were prepared by recording tentative vegetation type boundaries over recent aerial photograph base maps using the ESRI Collector for ArcGIS app on an Apple iPad coupled with an Arrow external global positioning system (GPS) unit. Mapping was further refined in the office using ESRI ArcGIS (version 10.7) with aerial photograph base maps with an accuracy of one foot. Most boundaries shown on the maps are accurate within approximately three feet; however, boundaries between some vegetation types are less precise due to difficulties in interpreting aerial imagery and accessing stands of vegetation.

Vegetation communities can overlap in many characteristics and over time may shift from one community type to another. All vegetation maps and descriptions are subject to variability for the following reasons:

- In some cases, vegetation boundaries result from distinct events, such as wildfire or flooding, but vegetation types usually tend to intergrade on the landscape, without precise boundaries between

them. Even distinct boundaries caused by fire or flood can be disguised after years of post-disturbance succession. Mapped boundaries represent best professional judgment, but usually should not be interpreted as literal delineations between sharply defined vegetation types.

- Natural vegetation tends to exist in generally recognizable types, but also may vary over time and geographic region. Written descriptions cannot reflect all local or regional variation. Many (perhaps most) stands of natural vegetation do not strictly fit into any named type. Therefore, a mapped unit is given the best name available in the classification system being used, but this name does not imply that the vegetation unambiguously matches written descriptions.
- Vegetation tends to be patchy. Small patches of one named type are often included within larger stands mapped as units of another type.

2.2.3 Aquatics Resources Assessment

The Project area and a 100-foot buffer was evaluated for potential waters subject to jurisdiction pursuant to Section 1600 et seq. of the California Fish and Game Code (FGC), California Regional Water Quality Control Boards (RWQCB) regulations (Clean Water Act [CWA] Section 401 and Porter-Cologne Water Quality Control Act Waste Discharge Requirement), and United States Army Corps of Engineers (USACE) CWA Section 404 regulations. Prior to conducting the field assessment, Stantec reviewed current and historic aerial imagery, topographic maps, soil maps (USDA 2021), local and state hydric soils lists, and the National Wetlands Inventory (USFWS 2021b) to evaluate the potential active channels and wetland features that occur within the Project area and a 100-foot-wide survey area. During the field assessment, hydrologic features were not identified on the Project site; however, nearby features were mapped using the same data collection equipment described above for the botanical survey. Field data were further manipulated in the office using GIS and the area of aquatic resources was calculated.

3.0 REGULATORY ENVIRONMENT

3.1 FEDERAL REGULATIONS

3.1.1 Federal Endangered Species Act

Federal Endangered Species Act (FESA) provisions protect federally listed threatened and endangered species and their habitats from unlawful "take" and ensure that federal actions do not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of Designated Critical Habitat (DCH). Under FESA, take is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct." The U.S. Fish and Wildlife Service (USFWS) regulations define harm to mean "an act which actually kills or injures wildlife." Such an act "may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 Code of Federal Regulations [CFR] Section 17.3).

DCH is defined in FESA Section 3(5)(A) as "(i) the specific areas within the geographical area occupied by the species on which are found those physical or biological features: (I) essential to the conservation of the species; (II) which may require special management considerations or protection; and (ii) specific areas outside the geographical area occupied by the species upon a determination by the Secretary of Commerce or the Secretary of the Interior that such areas are essential for the conservation of the species." The effects analyses for DCH must consider the role of the critical habitat in both the continued survival and the eventual recovery (i.e., the conservation) of the species in question, consistent with the recent Ninth Circuit judicial opinion, *Gifford Pinchot Task Force v. USFWS*.

Activities that may result in "take" of individuals are regulated by USFWS. USFWS produced an updated list of candidate species December 6, 2007 (72 Federal Register [FR] 69034). Candidate species are not afforded any legal protection under FESA; however, candidate species typically receive special attention from federal and state agencies during the environmental review process.

3.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 (16 United States Code [USC] 703-711) makes it unlawful to possess, buy, sell, purchase, barter or take any migratory bird listed in Title 50 of CFR Part 10. Take is defined as possession or destruction of migratory birds, their nests, and eggs. Disturbances that cause nest abandonment or loss of reproductive effort or the loss of habitats upon which these birds depend may be a violation of the MBTA. The MBTA prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. The MBTA encompasses whole birds, parts of birds, bird nests, and eggs.

3.1.3 Bald and Golden Eagle Protection Act of 1940 (16 USC 668)

The Bald and Golden Eagle Protection Act (BGEPA) of 1940 (16 USC 668, enacted by 54 Stat. 250) protects bald and golden eagles by prohibiting the taking, possession, and commerce of such birds and establishes civil penalties for violation of this Act. Take of bald and golden eagles is defined as follows: "disturb means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior'' (72 FR 31132; 50 CFR 22.3).

USFWS is the primary federal authority charged with the management of golden eagles in the U.S. USFWS guidance on the applicability of current BGEPA statutes and mitigation is currently under review. On November 10, 2009, the USFWS implemented new rules (74 FR 46835) governing the take of golden and bald eagles. The new rules were released under the existing BGEPA, which has been the primary regulatory protection for unlisted eagle populations since 1940.

All activities that may disturb or incidentally take an eagle or its nest as a result of an otherwise legal activity must be permitted by the USFWS under this act. The definition of disturb (72 FR 31132) includes interfering with normal breeding, feeding, or sheltering behavior to the degree that it causes or is likely to cause decreased productivity or nest abandonment.

3.1.4 Fish and Wildlife Coordination Act

The Fish and Wildlife Coordination Act, as amended in 1964, requires that all federal agencies consult with National Marine Fisheries Service (NMFS), USFWS, and state wildlife agencies (i.e., CDFW) when proposed actions might result in modification of a natural stream or body of water. Federal agencies must consider effects that these projects would have on fish and wildlife development and provide for improvement of these resources. The Fish and Wildlife Coordination Act allows NMFS, USFWS, and CDFW to provide comments to USACE during review of projects under Section 404 of the CWA (concerning the discharge of dredged materials into navigable waters of the U.S. [WOTUS]) and Section 10 of the Rivers and Harbors Act regarding obstructions in navigable waterways. NMFS comments provided under the Fish and Wildlife Coordination Act are intended to reduce environmental impacts to migratory, estuarine, and marine fisheries and their habitats.

3.1.5 National Environmental Policy Act

The National Environmental Policy Act (NEPA) of 1969 requires all federal agencies to examine the environmental impacts of their actions, incorporate environmental information, and use public participation in the planning and implementation of all actions. Federal agencies must integrate NEPA into other planning requirements and prepare appropriate NEPA documents to facilitate better environmental decision-making. NEPA requires federal agencies to review and comment on federal agency environmental plans and documents when the agency has jurisdiction by law or special expertise with respect to any environmental impacts involved (42 USC 4321- 4327; 40 CFR 1500-1508).

3.1.6 Federally Regulated Waters

Areas that meet the regulatory definition of “waters of the United States” are subject to the jurisdiction of the USACE under provisions of Section 404 of the CWA (1972) and Section 10 of the Rivers and Harbors Act (1899). WOTUS may include all waters used or potentially used for interstate commerce, including all waters subject to the ebb and flow of the tide, all interstate waters, all other waters (e.g., intrastate lakes, rivers, streams, mudflats, sandflats, playa lakes, natural ponds, etc.), all impoundments of waters otherwise defined as WOTUS, tributaries of waters otherwise defined as WOTUS, territorial seas, and wetlands (i.e., “Special Aquatic Sites”) adjacent to WOTUS (33 CFR Part 328, Section 328.3).

Construction activities within WOTUS are regulated by USACE. The placement of fill into such waters must comply with permit requirements of USACE. No USACE permit would be effective in the absence of State Water Quality Certification pursuant to Section 401 of the CWA. As a part of the permit process, the USACE works directly with the USFWS to assess potential project impacts on biological resources. The jurisdictional extent of USACE regulation changed with the 2001 Solid Waste Agency of Northern Cook County ruling. The U.S. Supreme Court held that the USACE could not apply Section 404 of the CWA to extend their jurisdiction over an isolated quarry pit. The Court ruled that the CWA does not extend Federal regulatory jurisdiction over non-navigable, isolated, intra-state waters. However, the Court made it clear that non-navigable wetlands adjacent to navigable waters are still subject to USACE jurisdiction.

The U.S. Environmental Protection Agency announced on October 21, 2021 that both it and the USACE will cease implementation of the Navigable Water Protection Rule and are instead interpreting WOTUS consistent with pre-2015 regulatory regime (i.e., the 2015 Clean Water Rule) until further notice (USEPA 2021).

3.2 STATE REGULATIONS

3.2.1 California Environmental Quality Act

The California Environmental Quality Act (CEQA) establishes state policy to prevent significant and avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures. CEQA applies to actions directly undertaken, financed, or permitted by state lead agencies. Regulations for implementation are found in the CEQA Guidelines published by the California Natural Resources Agency. These guidelines establish an overall process for the environmental evaluation of projects.

3.2.2 California Endangered Species Act

Provisions of the California Endangered Species Act (CESA) protect State-listed threatened and endangered species. The CDFW regulates activities that may result in take of individuals (i.e., take is defined as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”). Habitat degradation or modification is not expressly included in the definition of take under the FGC. Additionally, the FGC contains lists of vertebrate species designated as “fully protected” (FGC Sections 3511 [birds],

4700 [mammals], 5050 [reptiles and amphibians], and 5515 [fish]). Such species may not be taken or possessed.

In addition to federally and State-listed species, the CDFW also has produced a list of Species of Special Concern (SSC) to serve as a "watch list." Species on this list are of limited distribution or the extent of their habitats has been reduced substantially, such that threat to their populations may be imminent. SSC may receive special attention during environmental review, but they do not have statutory protection.

Birds of prey are protected in California under the FGC. FGC Section 3503.5 states that it is "unlawful to 'take', possess, or destroy any birds of prey (in the order Falconiformes or Strigiformes) or to 'take', possess, or destroy the nest or eggs of any such bird except as otherwise provided by this Code or any regulation adopted pursuant thereto." Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered take by the CDFW. Under Sections 3503 and 3503.5 of the FGC, activities that would result in the taking, possessing, or destroying of any birds-of-prey, taking, or possessing of any migratory nongame bird as designated in the MBTA, or the taking, possessing, or needlessly destroying of the nest or eggs of any raptors or non-game birds protected by the MBTA, or the taking of any non-game bird pursuant to FGC Section 3800 are prohibited.

3.2.3 Section 1602 of the California Fish and Game Code

Section 1602 of the FGC requires any person, state or local governmental agency, or public utility which proposes a project that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake, or use materials from a streambed, or result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into any river, stream, or lake, to first notify the CDFW of the proposed project. Notification is generally required for any project that would take place in or in the vicinity of a river, stream, lake, or their tributaries. This includes rivers or streams that flow at least periodically or permanently through a bed or channel with banks that support fish or other aquatic life and watercourses having a surface or subsurface flow that support or have supported riparian vegetation. Based on the notification materials submitted, the CDFW would determine whether the proposed project may impact fish or wildlife resources.

If the CDFW determines that a proposed project may substantially adversely affect existing fish or wildlife resources, a Lake or Streambed Alteration Agreement (LSAA) would be required. A completed CEQA document must be submitted to CDFW before an LSAA would be issued. This Project falls within the South Coast Region of the CDFW.

3.2.4 Porter-Cologne Water Quality Control Act

California RWQCBs regulate the "discharge of waste" to "waters of the State" (WOTS). Both terms "discharge of waste" and WOTS are broadly defined such that discharges of waste include fill, any material resulting from human activity, or any other "discharge." Section 401 of the CWA requires that any applicant for a federal permit for activities that involve a discharge to WOTS shall provide the federal

permitting agency a certification from the state in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the CWA. Therefore, before the USACE will issue a Section 404 permit, applicants must apply for and receive a Section 401 Water Quality Certification from the RWQCB. Isolated wetlands within California, which are no longer considered WOTUS, as defined by Section 404 of the CWA, are addressed under the Porter Cologne Water Quality Control Act. This Project falls under the jurisdiction of the Region 8 – Santa Ana RWQCB.

3.2.5 State-Regulated Habitats

The State Water Resources Control Board is the state agency (together with the RWQCBs) charged with implementing water quality certification in California.

The CDFW extends the definition of stream to include “intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams (USGS-defined), and watercourses with subsurface flows. Canals, aqueducts, irrigation ditches, and other means of water conveyance can also be considered streams if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife” (CDFW 1994).

Activities that result in the diversion or obstruction of the natural flow of a stream; that substantially change its bed, channel, or bank; or that use any materials (including vegetation) from a streambed may require that the project applicant enter into an LSAA with the CDFW.

3.2.6 Native Plant Protection Act

Under FGC Sections 1900 to 1913, the Native Plant Protection Act (NPPA) requires all state agencies to use their authority to carry out programs to conserve endangered and rare native plants. Provisions of NPPA prohibit the taking of listed plants from the wild and require notification of the CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed. A Project applicant is required to conduct botanical inventories and consult with CDFW during project planning to comply with the provisions of the NPPA and sections of CEQA that apply to rare or endangered plants.

3.3 LOCAL REGULATIONS

3.3.1 County of Riverside General Plan

3.3.1.1 Open Space, Habitat, and Natural Resource Protection and Preservation

The Open Space, Habitat, and Natural Resource Preservation chapter of the County of Riverside General Plan (County of Riverside 2003) contains goals and objectives which are designated to preserve and enhance open space and natural resources that are sensitive, rare, threatened, endangered, and irreplaceable. These resources required special protection to ensure their continued viability of the County of Riverside.

The goals and policies relative to biological resources that apply to the Project area are as follow:



Policy LU 8.1 Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values.

OS17.1 Enforce the provisions of applicable Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP) when conducting review of development applications.

3.3.2 Western Riverside Multi-Species Habitat Conservation Plan

The WRMSHCP (County of Riverside 2004) is a comprehensive, multijurisdictional habitat conservation planning program for western Riverside County, California. The purpose of the WRMSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one species at a time. The WRMSHCP provides coverage/take authorization for some species listed under the federal or state Endangered Species Act as well as non-listed special-status plant and wildlife species. It also provides mitigation for impacts to special-status species and their associated habitats.

Through agreements with the USFWS and CDFW, 146 listed and special-status plant and animal species receive some level of coverage under the WRMSHCP. Of the 146 covered species, the majority have no additional survey needs or conservation requirements. Furthermore, the WRMSHCP provides mitigation for project-specific impacts to these species, thereby reducing the degree of impact to below a level of significance, pursuant to the CEQA.

The Project is within the boundaries of the WRMSHCP and will be consistent with the requirements of the WRMSHCP. A Criteria Cell is a roughly 160-acre rectangle overlaid onto parcels within the MSHCP area defining areas reserved for conservation. Although the Project does not occur within a WRCMCHP criteria cell, a roughly 160-acre rectangular area reserved for conservation, it is approximately 500 feet east of Public Quasi Public Conserved Lands (RCA 2019). No impacts to the adjacent conserved land will occur.

3.4 OTHER APPLICABLE REGULATIONS, PLANS, AND STANDARDS

3.4.1 California Native Plant Society Rare Plant Program

The mission of the California Native Plant Society (CNPS) Rare Plant Program is to develop current, accurate information on the distribution, ecology, and conservation status of California's rare and endangered plants and to use this information to promote science-based plant conservation in California. Once a species has been identified as being of potential conservation concern, it is put through an extensive review process. Once a species has gone through the review process, information on all aspects of the species (e.g., listing status, habitat, distribution, threats, etc.) is entered into the online CNPS Rare Plant Inventory and given a California Rare Plant Rank (CRPR). The Rare Plant Program currently recognizes more than 1,600 plant taxa (species, subspecies, and varieties) as rare or endangered in California (CNPS 2021).

Vascular plants listed as rare or endangered by the CNPS, but which might not have a designated status under state endangered species legislation, are defined by the following CRPRs:

- CRPR 1A: Plants considered by the CNPS to be extinct in California

- CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
- CRPR 2: Plants rare, threatened, or endangered in California, but more numerous elsewhere
- CRPR 3: Plants about which we need more information – a review list
- CRPR 4: Plants of limited distribution – a watch list

In addition to the CRPR designations above, the CNPS adds a Threat Rank as an extension added onto the CRPR and designates the level of endangerment by a 0.1 to 0.3 ranking, with 0.1 being the most endangered and 0.3 being the least endangered and are described as follows:

- 0.1: Seriously threatened in California (high degree/immediacy of threat)
- 0.2: Fairly threatened in California (moderate degree/immediacy of threat)
- 0.3: Not very threatened in California (low degree or immediacy of threats or no current threats known)

4.0 EXISTING CONDITIONS

4.1 SETTING

As depicted in Figures 1 and 2 in Appendix A, the BSA is west of I-15 and northwest of Clinton Keith Road. Elevation within the BSA is approximately 1,200 feet above mean sea level. Two parcels 380150019 and 3800150020) are vacant and undeveloped while one (APN 380150021) is developed as the existing SoCal Edison Tenaja Substation. The Project parcels are surrounded by sparsely developed commercial buildings with Murrieta Creek to the north of the Project site. The photographic log for the Project is included in Appendix C and depicts representative environmental conditions within the Project area and surrounding areas.

4.2 VEGETATION AND LAND COVERS

As defined in MCVII, a vegetation alliance is "a category of vegetation classification which describes repeating patterns of plants across a landscape. Each alliance is defined by plant species composition, and reflects the effects of local climate, soil, water, disturbance, and other environmental factors" (Sawyer et al. 2009). Generally, Stantec's mapping and description of plant communities follows the classification system described in the MCVII which is generally limited to communities that are native to or naturalized within California. One vegetation community and one land cover type discussed below are descriptive in nature as they are not specifically referenced in the MCVII. The scientific and common names of each species detailed within this report correspond to those described in the second edition of *The Jepson Manual* (Baldwin et al. 2012).

Habitats observed within the BSA during the reconnaissance-level survey, where vegetated, were comprised primarily of common plant species and vegetation communities found in the inland areas of southern California. Habitat conditions within the vegetated portions of the BSA were noted to be of generally good quality, with well-established communities comprised of native and non-native shrub and herbaceous species. Within the BSA, Stantec Biologists mapped seven vegetation communities defined by Sawyer et al. (2009) and one land cover type. These are described below, summarized in Table 4, and depicted in Figure 2 in Appendix A. Small, localized areas occupied by other plant communities were also observed within the BSA; however, the areas were less than the minimum mapping unit dictated by the size of the survey area and thus, were not mapped.

4.2.1 Vegetation Communities and Land Cover Types

4.2.1.1 Vegetation Communities

Arroyo Willow Thicket *(Salix lasiolepis Shrubland Alliance)*

Within the BSA, this vegetation is dominated by arroyo willow with scattered salt cedar (*Tamarix* sp.) and gum tree (*Eucalyptus* spp.) with sparse herbaceous annuals in the understory. Approximately 0.27 acre of this community occurs in in the northeastern portion of the BSA.



In southern California, this vegetation classification generally consists of arroyo willow (*Salix lasiolepis*) as the dominant in the tall shrub or low tree canopy with mule fat *(Baccharis salicifolia*), California sycamore *(Platanus racemosa*), Fremont's cottonwood *(Populus fremontii),* and black elderberry (*Sambucus nigra*). As a shrubland, emergent trees may be present at low cover. Shrubs are usually less than ten meters in height, the canopy is open to continuous, and the herbaceous layer is variable.

Goodding's Willow - Red Willow Riparian Woodland and Forest *(Salix gooddingii - Salix laevigata* Forest & Woodland Alliance*)*

Within the BSA, this vegetation is dominated by black willow, red willow, and arroyo willow native herbaceous annuals in the understory. Approximately 1.51 acres of this community occurs in the northeastern portion of the BSA. In southern California, this vegetation classification generally consists of Goodding's willow and/or red willow (*Salix laevigata)* dominant or co-dominant in the tree or shrub canopy with California sycamore, Fremont's cottonwood, coast live oak (*Quercus agrifolia*), gold cup live oak (*Quercus chrysolepis*), valley oak (*Quercus lobata*), pacific willow (*Salix lucida* var. *lasiandra*) or California fan palm (*Washingtonia filifera)*. Shrubs include mule fat, California wild rose (*Rosa californica*), Himalayan blackberry (*Rubus armeniacus*), narrowleaf willow (*Salix exigua*), arroyo willow and black elderberry. As a forest and woodland, trees are typically less than 30 meters, the canopy is open to continuous, shrub layer is sparse to continuous, and the herbaceous layer is variable.

Smartweed - Cocklebur Patches (*Polygonum lapathifolium – Xanthium strumarium* Herbaceous Alliance*)*

Within the BSA, this vegetation is dominated by hairy leaved sunflower and tree tobacco (*Nicotiana glauca*). Approximately 1.92 acres of this community occurs in the eastern portion of the BSA. This vegetation classification generally consists of water plantain (*Alisma lanceolatum)*, northern water plantain (*Alisma triviale*), hairy leaved sunflower (*Helianthus annuus),* common knotweed (*Polygonum lapathifolium*) and/or cocklebur (*Xanthium strumarium*) or other knotweed or smartweed species are dominant or co-dominant in the herbaceous layer with western field dodder (*Cuscuta pentagona*), tall cyperus (*Cyperus eragrostis*), grass (*Echinochloa spp*.), spike rush (*Eleocharis macrostachya*), western goldenrod (*Euthamia occidentalis*), rush (*Juncus spp*.), pennyroyal (*Mentha pulegium*), common lippia (*Phyla nodiflora*) and green dock (*Rumex conglomeratus*). Herbs are typically less than 1.5 feet in height and cover is open to continuous.

Red Brome or Mediterranean Grass Grassland (*Bromus rubens- Schismus [arabicus, barbatus*] Semi-Natural Alliance)

Approximately 2.18 acre of this community occurs in the BSA and is dominated by red brome (*Bromus rubens*). This vegetation classification is dominated or co-dominated by red brome and/or Mediterranean grass (*Schismus arabicus* or *Schismus barbatus*) with other non-natives in the herbaceous layer. Emergent shrubs may be present at low cover. Herbs are usually less than 2.5 feet in height and cover is open to continuous. Within the BSA, this vegetation is dominated by red brome.

Eucalyptus – Tree of Heaven – Black Lotus Groves (*Eucalyptus* spp. *- Ailanthus altissima - Robinia pseudoacacia* Woodland Semi-Natural Alliance)

Approximately 2.01 acres of this community occurs in patches throughout the BSA. This vegetation classification generally consists of blackwood acacia (*Acacia melanoxylon*), acacia (*Acacia spp*.), tree of heaven (*Ailanthus altissima*), gum tree, or black lotus (*Robinia pseudoacacia*) is dominant in the tree canopy. Trees are usually less than 60 meters in heights, cover is open to continuous, shrub layer sparse to intermittent, and herbaceous layer is sparse to intermittent.

Hardstem and California Bulrush Marshes (*Schoenoplectus* [*acutus, californicus*] Herbaceous Alliance

Approximately 0.16 acre of this community occurs in the northern portion of the BSA and is dominated by bulrush (*Schoenoplectus* sp.) and cattails (*Typha* sp.). This vegetation classification generally consists of Hardstem bulrush(*Schoenoplectus acutus*) and/or California bulrush (*Schoenoplectus californicus*) as dominant or co-dominant in the herbaceous layer with Indian hemp (*Apocynum cannabinum*), mosquito fern (*Azolla filiculoides*), alkali bulrush (*Bolboschoenus maritimus*), western hedge bindweed (*Calystegia sepium*), water hyacinth (*Eichhornia crassipes*), western goldenrod (*Euthamia occidentalis*), rose mallow (*Hibiscus lasiocarpos*), California hemp (*Hoita macrostachya*), marsh pennywort (*Hydrocotyle ranunculoides*), rice cutgrass (*Leersia oryzoides*), marsh purslane (*Ludwigia peploides*), bugleweed (*Lycopus americanus*), cotted smartweed (*Persicaria punctata*), common reed (*Phragmites australis*), broadfruit bur reed (*Sparganium eurycarpum*), arrow grass (*Triglochin spp*.), narrow leaf cattail (*Typha angustifolia*), cattail (*Typha domingensis*), broadleaf cattail (*Typha latifolia*) and stinging nettle (*Urtica dioica*). Emergent trees and shrubs may be present at low cover, including trees white adler (*Alnus rhombifolia*), Fremont cottonwood or Gooding's willow and shrubs: common buttonbush (*Cephalanthus occidentalis*), California wild rose (*Rosa californica*), Himalayan blackberry, narrowleaf willow, and arroyo willow. Herbs are typically less than four meters in height and cover is intermittent to continuous.

4.2.1.2 Land Cover Types

Developed

Approximately 13.83 acres of this land cover type occur in the BSA and consist of the existing SoCal Edison Tenaja Substation, a residential development, private ranches, Blue Rock Landscaping, and the following paved roadways, Grand Avenue and Clinton Keith Road.

This land cover type includes areas that have been graded or paved and/or are developed with urban infrastructure. These areas are generally periodically maintained for weed control, precluding any significant growth of non-ornamental species, but may be sparsely interspersed with ruderal pioneer plant species that readily colonize open disturbed soil such as along disturbed areas or roadsides.

Table 4: Vegetation Communities and Land Cover Types Occurring within the BSA

Vegetation Community/Land Cover Type	Acreage within BSA
Vegetation Community	
Arroyo Willow Thicket	0.27
Eucalyptus - Tree of Heaven - Black Locust Groves	2.01
Goodding's Willow - Red Willow Riparian Woodland and Forest	1.51
Hardstem and California Bulrush Marshes	0.16
Red Brome or Mediterranean Grass Grassland	2.18
Disturbed Red Brome or Mediterranean Grass Grasslands	3.11
Smartweed - Cocklebur Patches	1.92
Land Cover Type	
Developed	13.83
Total	**24.99**

4.2.2 Common Plant Species Observed

Plants observed during the September 21, 2021, reconnaissance-level survey were recorded; however, a focused, floristic-level survey was not conducted. The survey resulted in the documentation of 49 plant species, 29 native and 20 non-native plants, within the BSA (Table 5).

Table 5: Plant Species Observed in the Biological Study Area

Scientific Name	Common Name
Acacia sp.*	wattle
Acmispon americanus	Spanish clover
Ambrosia psilostachya	western ragweed
Anemopsis californica	yerba mansa
Artemisia dracunculus	tarragon
*Atriplex semibicata**	Australian saltbush
*Avena sp.**	wild oats
Baccharis pilularis	coyote brush
Baccharis salicifolia	mulefat
*Bromus rubens**	red brome
*Centaurea melitensis**	Maltese star thistle
Corethrogyne filaginifolia	sand aster
Croton setiger	turkey-mullein
Datura stramonium	jimson weed
Deinandra paniculata[1]	paniculate tarplant

Scientific Name	Common Name
Distichlis spicata	saltgrass
Eleocharis macrostachya	giant spikerush
Encelia farinosa	brittlebush
Ericameria sp.	goldenbush
Enrigeron sp.	horseweed
Eriogonum fasciculatum	California buckwheat
Erodium sp.*	filaree
Eucalyptus sp.*	gum tree
Euphorbia albomarginata	rattlesnake sandmat
*Euphorbia maculata**	spotted spurge
*Gazania linearis**	treasure flower
Helianthus annus	hairy leaved sunflower
Heterotheca grandifolia	telegraph weed
*Hirschfeldia incana**	summer mustard
*Lythrum hyssopifolia**	hyssop loosestrife
*Marrubiam vulgare**	Horehound
*Parkisonia aculeata**	Mexican palo verde
*Pennisetum setaceum**	fountain grass
Phacelia sp.	Phacelia
Populus fremonti	Fremont's cottonwood
Salix gooddingii	black willow
Salix lasiolepis	arroyo willow
Salix laevigata	red willow
Salvia clevelandii	Cleveland sage
*Salsola tragus**	Russian thistle
*Schinus mole**	Peruvian peppertree
*Schinus terebinthifolius**	Brazilian Peppertree
Schoenoplectus sp.	bulrush
*Sonchus oleraceus**	sow thistle
Stephanomeria sp.	wand plant
Tamarix sp.*	salt cedar
Typha sp.	cattail
*Washingtonia robusta**	Mexican fan palm
Xanthium strumarium	cocklebur

Notes: * = non-native, [1] =CNPS CRPR 4.2

4.3 COMMON WILDLIFE

This section describes the common wildlife observed during the reconnaissance-level survey and those species expected to occur within the BSA based on habitat characteristics and species known to occur in the region.

4.3.1 Terrestrial Invertebrates

As in all ecological systems, invertebrates inhabiting the BSA play a crucial role in several biological processes. They serve as the primary or secondary food sources for a variety of bird, reptile, and mammal predators; they provide important pollination vectors for numerous plant species; they act as components in controlling pest populations; and they support the naturally occurring maintenance of an area by consuming detritus and contributing to necessary soil nutrients. Though heavily urbanized, habitat conditions within the BSA provide a suite of microhabitat conditions for a wide variety of terrestrial insects and other invertebrates that are known to adapt to such disturbance. A focused insect survey was not performed within the BSA for this Project; however, some common insects were observed during the reconnaissance-level survey, including honeybees, butterflies, and ants (Table 6).

4.3.2 Fish

No water was present within Murrieta Creek or anywhere in the BSA during the September 2021 survey. Common species of small fish are likely to occur in Murrieta Creek when it has water.

4.3.3 Amphibians

Amphibians often require a source of standing or flowing water to complete their life cycle. However, some terrestrial species can survive in drier areas by remaining in moist environments found beneath leaf litter and fallen logs, or by burrowing into the soil. These species are highly cryptic and often difficult to detect. Downed logs, bark, and other woody material in various stages of decay (often referred to as coarse woody debris), which is generally not present within the BSA, could provide shelter and feeding sites for a variety of wildlife, including amphibians and reptiles (Aubry et al. 1988; Maser and Trappe 1984). Amphibians require aquatic habitats for all or part of their life cycle. There is suitable aquatic habitat within and adjacent to Murrieta Creek within the BSA to support amphibians.

The number and type of reptile species that may occur at a given site is related to several biotic and abiotic features. These include the diversity of plant communities, substrates, soil types, and presence of refugia such as rock piles, boulders, and native debris. Many reptile species, even if present, are difficult to detect because they are cryptic and their life history characteristics (e.g., foraging, thermoregulatory behavior, fossorial nature, camouflage) limit their ability to be observed during most surveys. Further, many species are only active within relatively narrow thermal limits, avoiding both cold and hot conditions, and most species take refuge in microhabitats that are not directly visible to the casual observer, such as rodent burrows, in crevices, under rocks and boards, and in dense vegetation, where they are protected from unsuitable environmental conditions and predators (USACE and CDFG 2010). In some cases, they

are only observed when flushed from their refugia. Weather conditions during the survey were favorable for reptile activity.

The common side-blotched lizard (*Uta stansburiana*) and western fence lizard (*Sceloporus occidentalis*) were observed during the reconnaissance-level survey. Although not observed, several other common reptiles are known to occur in the area including the southern Pacific rattlesnake (*Crotalus oreganus*), gopher snake (*Pituophis catenifer*), southern alligator lizard (*Elgaria multicarinata*), coachwhip (*Masticophis flagellum*), and western skink (*Plestiodon skiltonia*).

4.3.4 Birds

Birds were identified by sight and were observed throughout the BSA. A few upland bird species were observed on the Project site and are expected to nest and forage within the Project site and within and adjacent to the Tenaja Substation. Raptors could nest in the eucalyptus groves next to the Tenaja substation on the south and north sides of the BSA. Raptors, songbirds, and special-status bird species are likely to nest in the riparian vegetation along Murrieta Creek in the northern portion of the BSA. Bird species observed are detailed in Table 6.

4.3.5 Mammals

Generally, the distribution of mammals on a given site is associated with the presence of factors such as access to perennial water, topographical and structural components (e.g., rock piles, vegetation) that provide cover and support prey base, and the presence of suitable soils for fossorial mammals (e.g., sandy areas).

Brush rabbit (*Sylvilagus bachmani*) and California ground squirrel (*Otospermophilus beecheyi*) were observed during the reconnaissance-level survey. Common mammals habituated to urban environments may move through the BSA, including striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and raccoon (*Procyon lotor*). All wildlife species observed within the BSA are listed in Table 6.

Table 6 Wildlife Species Observed in the BSA

Scientific Name	Common Name
Invertebrates	
*Apis mellifera**	European honeybee
Colias philodice	clouded sulfur
*Linepithema humile**	Argentine ant
Papilio rutulus	western tiger swallowtail
Pieris rapae	cabbage white
Pogonomyrmex barbatus	harvester ant
Reptiles	
Sceloporus occidentalis	western fence lizard

Uta stansburiana	western side blotched lizard
Birds	
Buteo lineatus	red-shouldered hawk
Calypte anna	Anna's hummingbird
Dryobates nuttallii	Nuttall's woodpecker
Psaltriparus minimus	bushtit
Troglodytidae spp.	wren
Corvus brachyrhynchos	American crow
Haemorhous mexicanus	house finch
Melospiza melodia	song sparrow
Spinus psaltria	lesser goldfinch
Tyrannus spp.	kingbird
Zenaida macroura	mourning dove
Mammals	
Otospermophilus beecheyi	California ground squirrel
Sylvilagus bachmani	brush rabbit

Notes: * = non-native

4.4 AQUATIC RESOURCES

An assessment of aquatic resources was completed on September 21, 2021. An isolated concrete drainage channel occurs along the north side of the SoCal Edison Tenaja Substation. It is approximately 340 feet long and begins on the west side of the Project site northwest of the Substation and flows southeast toward the east side of the Substation. It ends on the northeast side of the Substation. The water flows into a gum tree grove on the southeast side of the site (Appendix A, Figure 4).

Murrieta Creek and the associated wetlands and riparian vegetation occur more than 100 feet from the Project site (Appendix A, Figure 2).

4.5 SOILS

Historic soils data from the Natural Resources Conservation Service (NRCS) was used to determine potential soil types that may occur within the BSA; this data was used to determine if hydric soils historically occurred (Appendix A, Figure 3, Historical Soils). Table 7 identifies the soils historically known to occur within the BSA and provides a summary of characteristics of these soils (USDA 2021).

Table 7 Historic Soil Units Occurring within the Biological Survey Area

Map Unit Symbol	Map Unit Name	Description	Acres within BSA
GtA	Grangeville fine sandy	A moderately well-drained non-hydric soil	3.36

Map Unit Symbol	Map Unit Name	Description	Acres within BSA
	loam, drained, 0 to 2 percent slopes	associated with alluvial fans at elevations between 10 and 1,800 feet; very low runoff; high water capacity; fine sandy loam to sandy loam; parent material consists of alluvium derived from granite.	
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded	A well-drained non-hydric soil associated with alluvial fans, terraces at elevations between 100 and 3,500 feet; low runoff; moderately highwater capacity; sandy loam to stratified loamy sand; parent material consists of alluvium derived from granite.	0.04
MmD2	Monserate sandy loam, 8 to 15 percent slopes, eroded	A well-drained non-hydric soil associated with alluvial fans at elevations between 700 and 2,500 feet; high runoff; very low water capacity; sandy loam to loamy coarse sand; parent material consists of alluvium derived from granite.	10.41
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded	A well-drained non-hydric soil associated with alluvial fans, terraces at elevations between 250 and 3,500 feet; low runoff; moderately high-water capacity; sandy loam to gravelly sandy loam; parent material consists of alluvium derived from granite.	0.11
RaC2	Ramona sandy loam, 5 to 8 percent slopes, eroded	A well-drained non-hydric soil associated with alluvial fans, terraces at elevations between 250 and 3,500 feet; low runoff; moderately high-water capacity; sandy loam to gravelly sandy loam; parent material consists of alluvium derived from granite.	1.34
RaD2	Ramona sandy loam, 8 to 15 percent slopes, eroded	A well-drained non-hydric soil associated with alluvial fans, terraces at elevations between 250 and 3,500 feet; medium runoff; moderately highwater capacity; sandy loam to gravelly sandy loam; parent material consists of alluvium derived from granite.	0.25
ReC2	Ramona very fine sandy loam, 0 to 8 percent slopes, eroded	A well-drained non-hydric soil associated with alluvial fans, terraces at elevations between 250 and 3,500 feet; low runoff; moderately highwater capacity; very fine sandy loam to gravelly sandy loam; parent material consists of alluvium derived from granite.	6.22
RsC	Riverwash	An excessively drained hydric soil associated with channels at elevations between 700 and 2,900 feet; very low runoff; very high-water capacity; gravelly coarse sand to stratified extremely gravelly coarse sand to gravelly sand; parent material consists of sandy and gravelly alluvium derived from sources.	2.73
Wf	Willows silty clay	A poorly drained non-hydric soil associated with basin floors at elevations between 0 and 1,700 feet; very high runoff; very low water capacity; silty clay to clay; parent material consists of alluvium derived from mixed sources.	0.55



5.0 SPECIAL-STATUS BIOLOGICAL RESOURCES

The background information presented above combined with habitat assessments performed during the survey was used to evaluate special-status natural communities and special-status plant and animal taxa that either occur or may have the potential to occur within the BSA and adjacent habitats. For the purposes of this BRTR, special-status taxa are defined as plants or animals that:

- Have been designated as either rare, threatened, or endangered by CDFW or the USFWS, and are protected under either the CESA or FESA;
- Are candidate species being considered or proposed for listing under these same acts;
- Are recognized as SSC by the CDFW;
- Are ranked by CNPS as CRPR 1, 2, 3, or 4 plant species;
- Are fully protected by the FGC, Sections 3511, 4700, 5050, or 5515; and,
- Are of expressed concern to resource/regulatory agencies, or local jurisdictions.

5.1 SPECIAL-STATUS NATURAL COMMUNITIES

Special-status natural communities are defined by CDFW (2009) as, "...communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." All vegetation within the state is ranked with an "S" rank; however, only those that are of special concern (S1-S3 rank) are evaluated under CEQA. There are no special-status natural communities within the BSA. However, the BSA falls within the boundaries of the WRMSHCP.

5.2 DESIGNATED CRITICAL HABITAT

Designated Critical Habitat is defined by the USFWS (2021c) as, "…a term defined and used in the FESA. It is specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection. Designated critical habitat may also include areas that are not currently occupied by the species but will be needed for its recovery." The Project is not within designated critical habitat.

5.3 SPECIAL-STATUS PLANTS

Appendix D, Table D-1 presents a list of special-status plants, including federally and state-listed species and CRPR 1-4 species that are known to occur within 10 miles of the BSA or within the USGS 7.5-minute quadrangles including and surrounding the BSA.

Record searches of the CNDDB, the CNPS Online Inventory, and the CCH were performed for special-status plant taxa. Each of the taxa identified in the record searches was assessed for their potential to occur within the BSA based on the following criteria:

- **Present**: Taxa were observed within the BSA during recent botanical surveys or population has been acknowledged by CDFW, USFWS, or local experts.
- **High**: Both a documented recent record (within 10 years) exists of the taxa within the BSA or immediate vicinity (approximately 1 mile) and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.
- **Moderate**: Both a documented recent record (within 10 years) exists of the taxa within the BSA or the immediate vicinity (approximately 1 mile) and the environmental conditions associated with taxa presence are marginal or limited within the BSA, or the BSA is located within the known current distribution of the taxa and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.
- **Low**: A historical record (over 10 years) exists of the taxa within the BSA or general vicinity, and the environmental conditions (including soil type) associated with taxa presence are marginal or limited within the BSA.
- **Not Likely to Occur**: The environmental conditions associated with taxa presence do not occur within the BSA

One special-status plant species, paniculate tarplant (*Deinandra paniculata*), a CNPS CRPR 4.2 species, was observed in the western portion of site near Clinton Keith Road and in the northern portion of the site near the Blue Rock Landscaping materials rock storage area.

Smooth tarplant (*Centromadia pungens* ssp. *laevis*), a CNPS CRPR 1B.1 species and a WRCMSHCP covered species, has a moderate potential to occur in the BSA (Appendix D, Table D-1).

5.4 SPECIAL-STATUS WILDLIFE

Special-status taxa include those listed as threatened or endangered under the FESA or CESA, taxa proposed for such listing, SSC, and other taxa that have been identified by USFWS, CDFW, or local jurisdictions as unique or rare and that have the potential to occur within the BSA.

The CNDDB was queried for occurrences of special-status wildlife taxa within the USGS topographical quadrangles in which the BSA occurs and the eight surrounding quadrangles, as discussed in Section 2.0. Appendix D, Table D-2, summarizes the special-status wildlife taxa known to occur regionally and their potential for occurrence in the BSA. Each of the taxa identified in the database reviews/searches were assessed for its potential to occur within the BSA based on the following criteria:

- **Present**: Taxa (or sign) were observed in the BSA or in the same watershed (aquatic taxa only) during the most recent surveys, or a population has been acknowledged by CDFW, USFWS, or local experts.
- **High**: Habitat (including soils) for the taxa occurs onsite, and a known occurrence occurs within the BSA or adjacent areas (within 5 miles of the BSA) within the past 20 years; however, these taxa were not detected during the most recent surveys.
- **Moderate**: Habitat (including soils) for the taxa occurs onsite, and a known regional record occurs within the database search, but not within 5 miles of the BSA or within the past 20 years; or a known occurrence occurs within 5 miles of the BSA and within the past 20 years and marginal or limited amounts of habitat occurs onsite; or the taxa's range includes the geographic area and suitable habitat exists.
- **Low**: Limited habitat for the taxa occurs within the BSA and no known occurrences were found within the database search and the taxa's range includes the geographic area.
- **Not Likely to Occur**: The environmental conditions associated with taxa presence do not occur within the BSA.

California horned lark (*Eremophila alpestris actia*), Cooper's hawk (*Accipiter cooperii*), least Bell's vireo (*Vireo bellii pusillus*), white-tailed kite (*Elanus leucurus*), and yellow-breasted chat (*Icteria virens*), while not observed during the September 2021 survey, have been documented in the northern portion of the BSA in the riparian habitat along Murrieta Creek in 2020 and 2021 (Cornell 2021).

Burrowing owl (*Athene cunicularia*), CDFW species of special concern and WRCMSHCP covered species, has a moderate potential to occur in the BSA (Appendix D, Table D-2).



5.5 WILDLIFE CORRIDORS AND SPECIAL LINKAGES

Linkages and corridors facilitate regional animal movement and are generally centered in or around waterways, riparian corridors, flood control channels, contiguous habitat, and upland habitat. Drainages generally serve as movement corridors because wildlife can move easily through these areas, and fresh water is available. Corridors also offer wildlife unobstructed terrain for foraging and for dispersal of young individuals.

As the movements of wildlife species are more intensively studied using radio-tracking devices, there is mounting evidence that some wildlife species do not necessarily restrict their movements to some obvious landscape element, such as a riparian corridor. For example, recent radio-tracking and tagging studies of Coast Range newts, California red-legged frogs, southwestern pond turtles, and two-striped garter snakes found that long-distance dispersal involved radial or perpendicular movements away from a water source with little regard to the orientation of the assumed riparian "movement corridor" (Bulger et al. 2002; Hunt 1993; Ramirez 2002, 2003a, 2003b; Rathbun et al. 1992; Trenham 2002). Likewise, carnivores do not necessarily use riparian corridors as movement corridors, frequently moving overland in a straight line between two points when traversing large distances (Beier 1993, 1995; Newmark 1995; Noss et al. 1996, n.d.). In general, the following corridor functions can be utilized when evaluating impacts to wildlife movement corridors:

- Movement corridors are physical connections that allow wildlife to move between patches of suitable habitat. Simberloff et al. (1992) and Beier and Loe (1992) correctly state that for most species, we do not know what corridor traits (length, width, adjacent land use, etc.) are required for a corridor to be useful. But, as Beier and Loe (1992) also note, the critical features of a movement corridor may not be its physical traits but rather how well a particular piece of land fulfills several functions, including allowing dispersal, plant propagation, genetic interchange, and recolonization following local extirpation.

- Dispersal corridors are relatively narrow, linear landscape features embedded in a dissimilar matrix that link two or more areas of suitable habitat that would otherwise be fragmented and isolated from one another by rugged terrain, changes in vegetation, or human-altered environments. Corridors of habitat are essential to the local and regional population dynamics of a species because they provide physical links for genetic exchange and allow animals to access alternative territories as dictated by fluctuating population densities.

- Habitat linkages are broader connections between two or more habitat areas. This term is commonly used as a synonym for a wildlife corridor (Meffe and Carroll 1997). Habitat linkages may themselves serve as source areas for food, water, and cover, particularly for small- and medium-size animals.

- Travel routes are usually landscape features, such as ridgelines, drainages, canyons, or riparian corridors, within larger natural habitat areas that are frequently used by animals to facilitate movement and provide access to water, food, cover, den sites, and other necessary resources. A travel route is generally preferred by a species because it provides the least amount of topographic



resistance in moving from one area to another yet still provides adequate food, water, or cover (Meffe and Carroll 1997).

Wildlife crossings are small, narrow areas of limited extent that allow wildlife to bypass an obstacle or barrier. Crossings typically are human-made and include culverts, underpasses, drainage pipes, bridges, tunnels to provide access past roads, highways, pipelines, or other physical obstacles. Wildlife crossings often represent “choke points” along a movement corridor because useable habitat is physically constricted at the crossing by human-induced changes to the surrounding areas (Meffe and Carroll 1997).

5.6 WILDLIFE MOVEMENT IN THE BSA

The Project site encompasses SoCal Edison Tenaja Substation and undeveloped land. Murrieta Creek and riparian vegetation occur in the BSA just north of the Project site. Murrieta Creek and the surrounding riparian vegetation provides a wildlife corridor. Resident and migratory bird species depend on this corridor for foraging and nesting. Amphibians, fish, mammals, and reptiles also use the area along Murrieta Creek as a wildlife corridor. The wildlife corridor along Murrieta Creek will not be impacted.

The BSA is within the Pacific Flyway, a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Each year, at least one billion birds migrate along the Pacific Flyway (Audubon 2021).

6.0 SUMMARY OF CONSISTENCY WITH MSHCP POLICIES

This section includes discussion and analysis of the proposed Project's consistency with the processes and policies outlined in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Specifically, it is intended to assist the County with project review for compliance with MSHCP and regulatory requirements. The following sections summarize the Project site's relationship to MSHCP criteria areas and MSHCP compliance guidelines.

Criteria Areas

The 1.73-acre Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan Elsinore Area Plan but is not located within an MSHCP Criteria Area; therefore, no onsite conservation is required or proposed. Furthermore, no Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.

The following summarizes the MSHCP conservation goals respective of MSHCP regulated resources based on the criteria cell(s) or species survey area(s) within which the Project site occurs.

Criteria Area Plant Species Survey Area

The Project site does not occur within a predetermined Survey Area for criteria area plant species; therefore, no surveys are required (RCA GIS Data Downloads 2022). The Project is consistent with MSHCP Section 6.3.2.

Narrow Endemic Plant Species Survey Area

The Project Site does not occur within a predetermined Survey Area for narrow endemic plant species; therefore, no surveys are required (RCA GIS Data Downloads 2022). The project is consistent with MSHCP Section 6.1.3

Amphibian Species Survey Area

The Project Site does not occur within the Amphibian Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2022). The project is consistent with MSHCP Section 6.3.2.

Mammal Species Survey Area

The Project Site does not occur within the Mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2022). The project is consistent with MSHCP Section 6.3.2.

Burrowing Owl Survey Area

The Project site does occur within the Burrowing Owl Survey Area; therefore, focused BUOW surveys are required according to the MSHCP (RCA GIS Data Downloads 2022).

MSHCP Riparian/Riverine Areas and Vernal Pools

Based on the results of the habitat assessment and aquatic resource assessment, no MSHCP 6.1.2 riparian, riverine or vernal pool resources were documented onsite. An MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) will not be required. The project is consistent with MSHCP Section 6.1.2.

Urban/Wildlands Interface

The Urban/Wildlands Interface guidelines presented in Section 6.1.4 of the MSHCP are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area. The project is consistent with MSHCP Section 6.1.4.

Fuels Management

The fuels management guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to MSHCP Conservation Areas. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area. No mitigation proposed. The project is consistent with MSHCP Section 6.4.

6.1 MSHCP MITIGATION MEASURES AND FEE REQUIREMENTS

Implementation of Mitigation Measures BIO-MM 1 and BIO-MM 2 and complying with the fees below would reduce all potential significant unavoidable impacts on biological resources below a level of significance, thereby ensuring compliance with CEQA and MSHCP guidelines.

BIO-MM-01 Burrowing Owl Surveys

The MSHCP provides the following guidance pertaining to BUOW surveys: “Surveys for burrowing owl will be conducted as part of the project review process for public and private projects within the burrowing owl survey area where suitable Habitat is present. The locations of this species determined as a result of survey efforts shall be conserved in accordance with procedures described within Section 6.3.2 of the MSHCP and the guidance provided below:

Surveys shall be conducted utilizing accepted protocols as follows. If burrowing owls are detected on the project site, then the action(s) taken will be as follows:

If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area. Otherwise:

1) If the site contains or is part of an area supporting less than 35 acres of suitable Habitat or the survey reveals that the site and the surrounding area supports fewer than three pairs of burrowing owls, then the on-site burrowing owls will be passively or actively relocated following accepted protocols.

2) If the site (including adjacent areas) supports three or more pairs of burrowing owls, supports greater than 35 acres of suitable Habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite" (County of Riverside 2004).

BIO-MM-02 Federal Migratory Bird Treaty Act

Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive bird and raptor species will require compliance with the federal Migratory Bird Treaty Act (MBTA). Construction outside the nesting season (between September 16th and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist must conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site.

The survey(s) would focus on identifying any bird or raptor nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

A report of the findings prepared by a qualified biologist shall be submitted for review and approval prior to construction that has the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.

MSHCP Local Development Mitigation Fee

The project applicant may be required to pay MSHCP Local Development Mitigation fees as established and implemented by the City of Wildomar.

SKR Fee Area

The Project Site is located within the Riverside County SKR HCP. The project applicant may be required to pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

7.0 CONCLUSION

Most of the Project site consists of disturbed non-native grassland. The southern portion of the Project site includes the SoCal Edison Tenaja Substation. Murrieta Creek occurs within 300 feet of the Project and is surrounded by willow dominated riparian vegetation. The riparian vegetation along Murrieta Creek likely supports nesting special-status bird species.

One special-status plant species, paniculate tarplant, was observed during the habitat assessment within the Project site. Since smooth tarplant, a CNPS CRPR 1B.1, has a moderate potential to occur in the BSA; rare plant surveys are recommended prior to construction.

One isolated aquatic resource, a concrete channel, occurs along the north side of the Tenaja Substation within the Project site. Since the concrete channel is isolated and does connect to other waters, no permitting is needed.

No special-status wildlife species were observed in the BSA during the habitat assessment; however, five special-status bird species have been documented in the riparian habitat in the BSA along Murrieta Creek. The riparian vegetation along Murrieta Creek is also likely to support other special-status and common bird species. If the Project occurs during the bird breeding season, pre-construction nesting bird surveys are recommended

Since burrowing owls have potential to occur within the Project site, and the Project site occurs in a burrowing owl survey area designated by the MSHCP, focused burrowing owl surveys will be required prior to construction. The survey window for burrowing owl in the Project area is between March 1 and August 31.

8.0 REFERENCES

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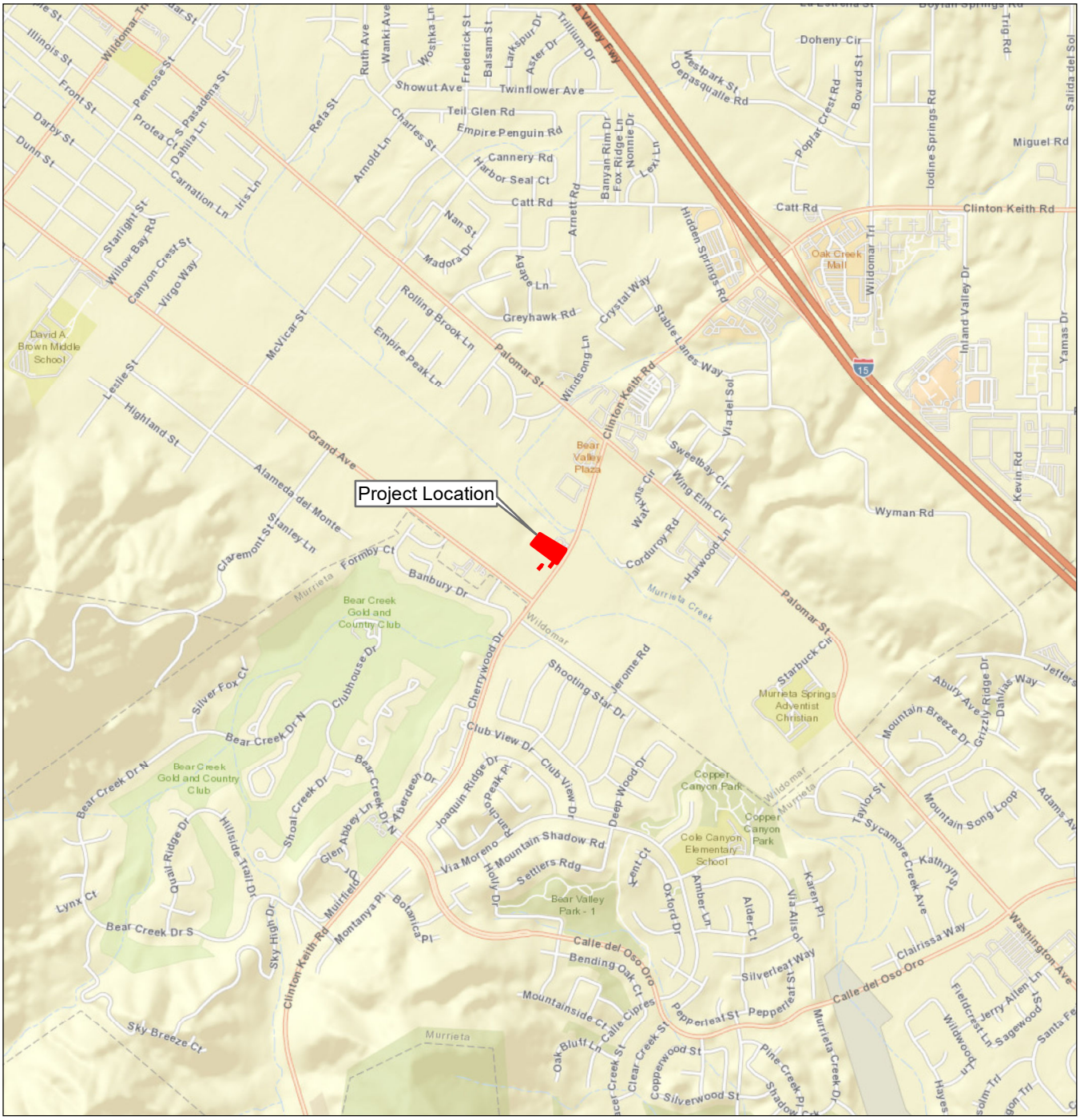
Appendix A FIGURES



Notes

1. Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
2. Data Sources: Stantec 2021. Parcels from the County.
3. Background: Sources: Esri, GEBCO, NOAA, National Geographic, Garmin, HERE, Geonames.org, and other contributors
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

Stantec

Project Location
Wildomar
Riverside County, CA
APN: 380150019

Prepared by DL on 2021-09-24
TR by SET on2021-09-24
IR by MT on 2021-09-24

Client/Project
185805030

Hecate Energy
Chiquito Storage Facility

Figure No.
1

Title
Project Location Map

V:\1858\Active\185805030_HecateCIAs_Riverside\Figure1_Chiquito_BRTR_ProjectLocationMap_09222021.mxd Revised: 2021-09-24 By: Dalaw

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Survey Area (300 ft. buffer)
Parcel Bounadries
Transmission Line

Vegetation Communities and Land Cover Types

- Arroyo Willow Thicket
- Developed
- Disturbed Red Brome or Mediterranean Grass Grasslands
- Eucalyptus - Tree of Heaven - Black Locust Groves
- Goodding's Willow - Red Willow Riparian Woodland and Forest
- Hardstem and California Bulrush Marshes
- Red Brome or Mediterranean Grass Grasslands
- Smartweed - Cocklebur Patches

0 100 200 Feet

(At original document size of 8.5x11)
1:2,400

N

Stantec

Project Location
Wildomar
Riverside County, CA
APN: 380150019

Prepared by DL on 2021-09-24
TR by SET on2021-09-24
IR by MT on 2021-09-24

Client/Project
185805030

Hecate Energy
Chiquito Storage Facility

Figure No.
2

Title
Vegetation Communities and Land Cover Types

Notes
1. Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
2. Data Sources: Stantec 2021. Parcels from the County.
3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Survey Area (300 ft. Buffer)
Parcel Boundary
Transmission Line

Soils Map Unit Symbol

- GtA; Grangeville fine sandy loam, drained, 0 to 2 percent slopes
- GyC2; Greenfield sandy loam, 2 to 8 percent slopes, eroded
- MmD2; Monserate sandy loam, 8 to 15 percent slopes, eroded
- RaB2; Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaC2; Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaD2; Ramona sandy loam, 8 to 15 percent slopes, eroded
- ReC2; Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- RsC; Riverwash
- Wf; Willows silty clay

0 100 200 Feet
(At original document size of 8.5x11)
1:2,400

N

Stantec

Project Location
Wildomar
Riverside County, CA
APN: 380150019

Prepared by DL on 2021-09-24
TR by SET on2021-09-24
IR by MT on 2021-09-24

Client/Project
185805030

Hecate Energy
Chiquito Storage Facility

Figure No.
3

Title
Historic Soils

Notes
1. Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
2. Data Sources: Stantec 2021. Parcels modified from Riverside County, 2021
3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Jurisdictional Delineation Survey Area (100 ft. Buffer)
Parcel Boundary
Transmission Line

Aquatic Resources

Concrete Channel

0 75 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Wildomar
Riverside County, CA
APN: 380150019

Prepared by DL on 2021-09-24
TR by SET on2021-09-24
IR by MT on 2021-09-24

Client/Project 185805030

Hecate Energy
Chiquito Storage Facility

Figure No.
4

Title
Aquatic Resources

Notes
1. Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet
2. Data Sources: Stantec 2021. Parcels modified from Riverside County, 2021.
3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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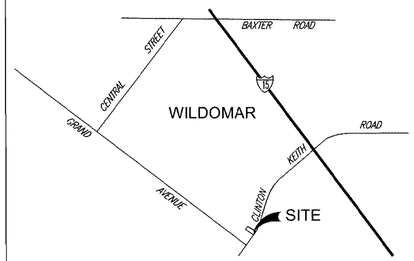
Appendix B SITE PLANS



A PROPOSED SITE LAYOUT
SCALE: 1"=30'



LEGEND

PROJECT AREA 1.8 ACRES (79,505 SQ.FT.)

POWIN 53' CONTAINER W/ STACK360P, (QTY: 33)

POWER ELECTRONICS INVERTER FREEMAQ PCSK 660V (QTY: 33)

3.5MVA GSU (QTY: 33)

PROPOSED SITE BOUNDARY (FENCE)

PROPOSED ROAD EDGES

EXISTING OVERHEAD ELECTRICAL

PROPOSED ELECTRICAL CONNECTION

ROAD CENTERLINE

26'-4" SLIDING ACCESS GATE (QTY:1)

1. METAL-CLAD SWITCHGEAR IS ASSUMED TO HAVE THE FOLLOWING: 10 FEEDER BREAKERS WITH 2-20MW FEEDERS FOR EACH BREAKER. TWO CUBICLES FOR STATION SERVICE. TWO CUBICLES FOR VOLTAGE TRANSFORMERS.
2. BATTERY SYSTEM SIZED UNDER FOLLOWING ASSUMPTIONS: NO AUGMENTATION; 80 MW IS INITIAL SIZE ONLY.
3. LAYOUT ASSUMES THAT THE EQUIPMENT AS SHOWN WILL BE PART OF THE FINAL DESIGN AND THAT THE TRANSMISSION LINE ENTRANCE INTO THE SUBSTATION WILL BE AS SHOWN.

0 30' 60'

SCALE: 1" = 30'

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
A PRE-FEASIBILITY ASSESSMENT	ODR	WAZ	21.06.18

PRELIMINARY
-SUBJECT TO CHANGE-

Consultants

Stantec
9665 Granite Ridge Drive, Suite 220
San Diego, CA 92123, US
www.stantec.com

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Client/Project
CHIQUITO GRID LLC

CHIQUITO
PROPOSED BESS AND SUBSTATION
California, USA

File Name: EAST INTERCONN E200	VAD Dwn.	ODR Chkd.	VAD Dsgn.	21.06.10 YY.MM.DD

Title
CONCEPTUAL - BESS & SUBSTATION LAYOUT

80 MW 2 HOUR POWIN EAST OPTION

Project No.	Scale	
185805030	1"=30'	
Drawing No.	Sheet	Revision
E200	1 of 1	A

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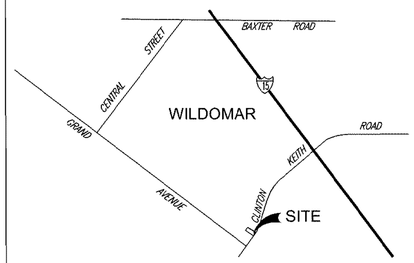
ORIGINAL SHEET - ANSI D



A PROPOSED SITE LAYOUT
SCALE: 1"=30'



LEGEND

PROJECT AREA 1.8 ACRES (79,505 SQ.FT.)

POWIN 53' CONTAINER W/ STACK360P, (QTY: 33)

POWER ELECTRONICS INVERTER FREEMAQ PCSK 660V (QTY: 33)

3.5MVA GSU (QTY: 33)

PROPOSED SITE BOUNDARY (FENCE)

PROPOSED ROAD EDGES

EXISTING OVERHEAD ELECTRICAL

PROPOSED ELECTRICAL CONNECTION

ROAD CENTERLINE

26'-4" SLIDING ACCESS GATE (QTY:1)

1. METAL-CLAD SWITCHGEAR IS ASSUMED TO HAVE THE FOLLOWING: 10 FEEDER BREAKERS WITH 2-20MW FEEDERS FOR EACH BREAKER. TWO CUBICLES FOR STATION SERVICE. TWO CUBICLES FOR VOLTAGE TRANSFORMERS.
2. BATTERY SYSTEM SIZED UNDER FOLLOWING ASSUMPTIONS: NO AUGMENTATION; 80 MW IS INITIAL SIZE ONLY.
3. LAYOUT ASSUMES THAT THE EQUIPMENT AS SHOWN WILL BE PART OF THE FINAL DESIGN AND THAT THE TRANSMISSION LINE ENTRANCE INTO THE SUBSTATION WILL BE AS SHOWN.

0 30' 60'

SCALE: 1" = 30'

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
A PRE-FEASIBILITY ASSESSMENT	ODR	WAZ	21.06.18

PRELIMINARY
-SUBJECT TO CHANGE-

Consultants

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Client/Project
CHIQUITO GRID LLC

CHIQUITO
PROPOSED BESS AND SUBSTATION
California, USA

File Name: WEST INTERCONN E200	VAD Dwn.	ODR Chkd.	VAD Dsgn.	21.06.10 YY.MM.DD

Title
CONCEPTUAL - BESS & SUBSTATION LAYOUT

80 MW 2 HOUR POWIN WEST OPTION

Project No.	Scale	
185805030	1"=30'	
Drawing No.	Sheet	Revision
E200-W	1 of 1	A

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ORIGINAL SHEET - ANSI D

Appendix C PHOTOGRAPHIC LOG

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
Client: Hecate Grid, LLC	**Job Number:** 185805178
Site Name: Chiquito Grid Battery Energy Storage System Project	**Photographer:** M. Tu

Photo 1: September 21, 2021



View of northwestern Project boundary from the center of the site looking at the disturbed non-native grassland habitat in the Project site and the ranch in the Biological Survey Area (BSA) in the background.

Photo 2: September 21, 2021



View of riparian area in the northern portion of the BSA along Clinton Keith Road.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
	Job Number: 185805178
Site Name: Chiquito Grid Battery Energy Storage System Project	

Photo 3: September 21, 2021



View of the dry wetland in the northern portion of the BSA along Clinton Keith Road.

Photo 4: September 21, 2021



View of Blue Rock Landscaping in the BSA, adjacent and north of the Project site.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
Client: Hecate Grid, LLC	**Job Number:** 185805178
Site Name: Chiquito Grid Battery Energy Storage System Project	**Photographer:** M. Tu

Photo 5: September 21, 2021



View of the eastern portion of the BSA, looking northeast.

Photo 6: September 21, 2021



View from the Project site looking northeast at the BSA.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
	Job Number: 185805178
Site Name: Chiquito Grid Battery Energy Storage System Project	

Photo 7: September 21, 2021



View of eastern side of the BSA adjacent to Clinton Keith Road looking southwest. Slender sunflower (*Helianthus annus*) is in bloom along the edge of the road.

Photo 8: September 21, 2021



View of the BSA from the east side looking northwest.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
Client: Hecate Grid, LLC	**Job Number:** 185805178
Site Name: Chiquito Grid Battery Energy Storage System Project	**Photographer:** M. Tu

Photo 9: September 21, 2021



View of paniculate tarplant (*Deinandra paniculata*), a California Native Plant Society California Rare Plant Rank 4.2 species, along the southeastern boundary of the Project site.

Photo 10: September 21, 2021



View from the Project site looking east at the BSA across Clinton Keith at non-native grassland habitat.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
Client: Hecate Grid, LLC	**Job Number:** 185805178
Site Name: Chiquito Grid Battery Energy Storage System Project	**Photographer:** M. Tu

Photo 11: September 21, 2021



View of the Project site from south side looking north at the BSA.

Photo 12: September 21, 2021



View of the concrete channel next to the Southern California Edison Tenaya Substation looking southwest.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
	Job Number: 185805178
Site Name: Chiquito Grid Battery Energy Storage System Project	**Photographer:** M. Tu
Photo 13: September 21, 2021	
	
View of a gum tree grove along the southeastern boundary of the Project Site.	

Appendix D SPECIAL-STATUS SPECIES POTENTIAL TO OCCUR TABLES



Table D-1: Known and Potential Occurrences of Special-Status Plant Taxa within the Biological Study Area

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Abronia villosa var. *aurita*	Chaparral sand-verbena	**S2, 1B.1**	In sandy areas in chaparral, coastal dunes and desert dunes, 75 to 1,600 meters (m).	(Jan) Mar – Sept	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 5.5 miles southeast of the BSA in 1994.
Allium marvinii	Yucaipa onion	**S1, 1B.2**	Clay openings in chaparral, 760 to 1,065 m.	Apr-May	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recently recorded occurrence is approximately 5.4 miles west northwest of the BSA in 2017.
Allium munzii	Munz's onion	**FE, ST, S1, 1B.1**	Chaparral, woodland, coastal scrub, pinyon and juniper woodland, grasslands; mesic and clay area; 297 to 1,070 m.	Mar-May	**Low:** Limited suitable habitat is present within the BSA. The nearest and most recently recorded occurrence is approximately 4.7 miles west northwest of the BSA in 2017.
Almutaster pauciflorus	Alkali marsh aster	**S1S2, 2B.2**	Perennial herb; Meadows and seeps; 240 to 800 meters.	Jun-Oct	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recently recorded occurrence is approximately 8.2 miles west southeast of the BSA in 1937.
Ambrosia pumila	San Diego ambrosia	**FE, S1, 1B.1**	Chaparral, coastal scrub, grasslands, vernal pool; often in disturbed areas; sandy loam or clay; sometimes alkaline; 20 to 415 m.	Apr-Oct	**Low:** Limited suitable habitat is present within the BSA. The nearest recorded occurrence is approximately 8.2 miles east southeast of the BSA in 2017.
Arctostaphylos rainbowensis	Rainbow manzanita	**S2, 1B.1**	Chaparral; 205 to 670 m.	Dec-Mar	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 2.1 miles south southwest of the BSA in 1999.

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Astragalus pachypus var. jaegeri	Jaeger's milkvetch	**S1, 1B.1**	Perennial shrub; chaparral, woodland, coastal scrub, and grasslands; 365 to 975 m.	Dec-Jun	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recently recorded occurrence is approximately 9 miles southeast of the BSA in 1881.
Atriplex coronata var. *notatior*	San Jacinto Valley crownscale	**FE, S1, 1B.1**	Playas, grasslands (mesic); vernal pool; alkaline areas; 139 to 500 m.	Apr-Aug	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 10 miles northwest of the BSA in 2013.
Ayenia compacta	California ayenia	**S3, 2B.3**	Mojavean desert scrub and Sonoran desert scrub; rocky areas; 150 to 1,095 m.	Mar-Apr	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recently recorded occurrence is approximately 3.9 miles west northwest of the BSA in 1929.
Brodiaea filifolia	thread-leaved brodiaea	**FT, SE, S2, 1B.1**	Chapparal (openings); woodland; coastal scrub; playas; grasslands; vernal pools; often in clay; 25 to 1,120 m.	Mar-June	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recently recorded occurrence is approximately 3.1 miles south of the BSA in 2020.
Brodiaea santarosae	Santa Rosa Basalt brodiaea	**S1, 1B.2**	Grasslands; basaltic; 565 to 1,045 m.	May-Jun	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 3.2 miles south of the BSA in 2009.
Calochortus weedii var. *intermedius*	intermediate mariposa-lily	**S3, 1B.2**	Chaparral, coastal scrub, and grasslands; rocky, calcareous; 105 to 855 m.	May-Jun	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 4.5 miles east of the BSA in 2003.

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Centromadia pungens ssp. *laevis*	Smooth tarplant	**S2, 1B.1**	Chenopod scrub, meadows and seeps, playas, riparian woodland, grasslands, depressions, waterway banks and beds, and open poorly drained flats; also, in disturbed places; alkaline substrate; 90 to 500 m.	Apr-Sep	**Moderate:** Limited suitable habitat is present within the BSA. The nearest recorded occurrence is approximately 400 m east of the BSA in 2010.
Chorizanthe parryi var. *parryi*	Parry's spineflower	**S2, 1B.1**	Sandy or rocky, openings in chaparral, woodland, coastal scrub, and grasslands, 275 to 1,220 m.	Apr-June	**Low:** Limited suitable habitat is present within the BSA. The nearest recorded occurrence is approximately 2.1 miles north of the BSA in 2011.
Chorizanthe polygonoides var. *longispina*	Long-spined spineflower	**S3, 1B.2**	Chaparral, coastal scrub, meadows and seeps, grasslands, and vernal pools; often clay; 30 to 1,530 m.	Apr-June	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 2.8 miles north of the BSA in 2011.
Clinopodium chandleri	San Miguel savory	**S2, 1B.2**	Chaparral, woodland, coastal scrub, riparian woodland, grasslands; rocky, gabbroic, or metavolcanic; 120 to 1,075 m.	Mar-Jul	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 2.3 miles southeast of the BSA in 1965.
Cryptantha wigginsii	Wiggins' cryptantha	**S1, 1B.2**	Gabbro substrate, vernal pool with silty clay soil.	Feb-Jun	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The most recently recorded occurrence is approximately 7.7 miles southeast of the BSA in 2012.
Deinandra paniculata	Paniculate tarplant	**4.2**	Coastal scrub, grasslands, and vernal pools; 25 – 940 m.	Apr-Nov	**Present**
Dodecahema leptoceras	Slender-horned spineflower	**FE, SE, S1, 1B.1**	Chaparral, woodland, and coastal scrub (alluvial fan); sandy; 200 to 760 m.	Apr-June	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 6.4 miles northwest of the BSA in 1979.

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Dudleya viscida	Sticky dudleya	**S2, 1B.2**	Coastal bluff scrub, chaparral, woodland, and coastal scrub; rocky; 10 to 550 m.	May-Jun	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 9.7 miles west southwest of the BSA in 2013.
Eryngium aristulatum var. parishii	San Diego button-celery	**FE, SE, S1, 1B.1**	Vernal pools surrounded by non-native grassland. Clay soil x to x m.	Apr-Jun	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 3.6 miles south southeast of the BSA in 2015.
Geothallus tuberosus	Campbell's liverwort	**S2, 1B.1**	Ephemeral liverwort; coastal scrub and vernal pools; 10 to 600 m.	--	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 4.7 miles south southwest of the BSA, date unknown.
Harpagonella palmeri	Palmer's grapplinghook	**S3, 4.2**	Chaparral, coastal scrub, and grasslands; open grassy areas within shrubland; clay; 20 to 955 m.	Mar-May	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 6.5 miles east northeast of the BSA in 1981.
Hesperocyparis forbesii	Tecate cypress	**S2, 1B.1**	Closed-cone coniferous forest and chaparral; clay, gabbroic or metavolcanic; 80 to 1,500 m.	--	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 4.8 miles west northwest of the BSA in 1992.
Horkelia cuneata var. *puberula*	Mesa horkelia	**S1, 1B.1**	Sandy or gravelly areas in chaparral (maritime), woodland, and coastal scrub 70 to 810 m.	Feb-July (Sept)	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 9.5 miles west of the BSA in 1992.

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Juncus luciensis	Santa Lucia dwarf rush	**S3, 1B.2**	Annual herb; chaparral, Great Basin scrub, lower coniferous forest, meadows and seeps, and vernal pools; 300 to 2040 m.	Apr-Jun	**Low:** Suitable marsh habitat occurs along Murrieta Creek within the BSA. The nearest recorded occurrence is approximately 3.2 miles south southeast of the BSA in 1975.
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	**S2, 1B.1**	Marshes and swamps (coastal salt), playas, coastal dunes, coastal sage scrub, grasslands, and vernal pools; usually found on clay and alkaline soils in playas, sinks, and grasslands; 1 to 1,375 m.	Feb-Jun	**Low:** Limited suitable habitat is present within the BSA. The nearest recorded occurrence is approximately 2 mile southeast of the BSA in 1918.
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	**S3, 4.3**	Chaparral, coastal scrub, and shrubland; dry soils; 1 to 885 m.	Jan-Jul	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 3.7 miles northeast of the BSA in 2006.
Lilium parryi	Lemon lily	**S3, 1B.2**	Chaparral, coastal scrub, and shrubland; dry soils; 1 to 885 m.	Jan-Jul	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 8.3 miles southwest of the BSA in 2001.
Limnanthes alba ssp. *parishii*	Parish's meadowfoam	**SE, S2, 1B.2**	Grasslands, meadows, dry/ephemeral stream beds. basalt-clay; 600 to 2000 m.	Apr-Jun	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 5.5 miles south southwest of the BSA in 2009.
Mielichhoferia shevockii	Shevock's copper moss	**S2, 1B.2**	Woodland (mesic, metamorphic, rock; 750 to 1400 m.	--	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 9.6 miles south southeast of the BSA, date unknown.

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Monardella hypoleuca ssp. *intermedia*	intermediate monardella	**S2?, 1B.3**	Chaparral, woodland, and lower coniferous forest; usually understory; 400 to 1,250 m.	Apr-Sep	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 4 miles south southwest of the BSA in 1987.
Myosurus minimus ssp. *apus*	Little mousetail	**S2, 3.1**	Grasslands and vernal pools; 20 to 640 m.	Mar-June	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 3.6 miles south of the BSA in 1990.
Navarretia fossalis	spreading navarretia	**FT, S2, 1B.1**	Chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, and vernal pools; 30 to 655 m.	Apr-June	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 1.9 miles east northeast of the BSA in 2004.
Navarretia prostrata	Prostrate vernal pool navarretia	**S2, 1B.1**	Chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, and vernal pools; 30 to 655 m.	Apr-June	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 3.6 miles south of the BSA in 2015.
Orcuttia californica	Orcutt grass	**FE, SE, S1, 1B.1**	Occurs only in large and deep vernal pools; clay soils with an impervious subsurface layer and longer inundation periods; 15 to 660 m.	Apr-Aug	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 3.6 miles south of the BSA in 2015.
Pseudognaphalium leucocephalum	white rabbit-tobacco	**S2, 2B.2**	Chaparral, woodland, coastal scrub, riparian woodland, dry stream bottoms, and canyon bottoms; sandy and gravelly substrates; 0 to 2,100 m.	(Jul) Aug-Nov (Dec)	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 1.6 miles south southeast of the BSA in 1995.

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Scutellaria bolanderi ssp. *austromontana*	southern mountains skullcap	**S3, 1B.2**	Chaparral, woodland, and lower coniferous forest; 425 to 2,000 m.	Jun-Aug	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 1.8 miles south of the BSA in 1989.
Sibaropsis hammittii	Hammitt's claycress	**S2, 1B.2**	Chaparral (openings) and grasslands; 720 to 1,065 m.	Mar-Apr	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 4.7 miles west northwest of the BSA in 2016.
Sphaerocarpos drewiae	bottle liverwort	**S1, 1B.1**	Chaparral and coastal scrub; openings; 90 to 600 m.	--	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest recorded occurrence is approximately 2.8 miles south southwest of the BSA in 2001.
Symphyotrichum defoliatum	San Bernardino aster	**S2, 1B.2**	Meadows and seeps, woodland, coastal scrub, lower coniferous forest, marshes and swamps, grasslands; vernally mesic grassland or near ditches, streams and springs; disturbed areas; 3 to 2,045 m.	July-Nov	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 2.6 miles south southwest of the BSA, date unknown.
Tortula californica	California screw moss	**S2?, 1B.2**	Chenopod scrub and grasslands; sandy soil; 10 to 1,460 m.	--	**Not Likely to Occur:** Suitable habitat and substrate are not present within the BSA. The nearest and most recent recorded occurrence is approximately 9.4 miles west northwest of the BSA in 1930.

Scientific Name	Common Name	Status	Habitat and Distribution	Blooming Period	Potential to Occur

Status Codes

Federal Designation

FE = Federally Endangered

FT = Federally Threatened

CDFW State Designation

SE = State Endangered

SR = State Rare

ST = State Threatened

State Ranking

S1 = Critically Imperiled

S2 = Imperiled

S3 = Vulnerable

S4 = Apparently Secure

S5 = Secure

Addition of a "?" to the state ranking represents more certainty for the lower status than the higher one. .

CNPS CRPR Designation

1A = Plants considered by the CNPS to be extinct in California

1B = Plants rare, threatened, or endangered in California and elsewhere.

2A. Presumed extinct in California, extant and more common elsewhere

2B. Rare or Endangered in California, more common elsewhere

3. Plants for which we need more information - Review list

4. Plants of limited distribution - Watch list

.1 = Seriously threatened in California (high degree/immediacy of threat).

.2 = Fairly threatened in California (moderate degree/immediacy of threat).

.3 = Not very threatened in California (low degree or immediacy of threats or no current threats known)

BSA = Biological Study Area

m = meter

Table D-2: Potential Occurrences of Special-Status Wildlife Taxa within the Biological Study Area

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
INVERTEBRATES					
Bombus crotchii	Crotch bumble bee	**SC, S1, SA**	Coastal California east to the sierra-cascade crest and south into Mexico. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.	Limited suitable habitat occurs within the BSA. The nearest and most recently recorded occurrence is approximately 4.8 miles north of the BSA in 2001.	**Low**
Branchinecta lynchi	Vernal pool fairy shrimp	**FT, S3**	Restricted to seasonally ponded basins, vernal pool, and ditches in California and Oregon.	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 3.6 miles south of the BSA in 2008.	**Not Likely to Occur**
Branchinecta sandiegonensis	San Diego fairy shrimp	**FE, S2**	Restricted to seasonally ponded basins in coastal southern California and northwestern Baja California, Mexico.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 2.1 miles northeast of the BSA in 2017.	**Not Likely to Occur**
Cicindela senilis frosti	senile tiger beetle	**S1**	Occurs in San Francisco, los Angeles, and Riverside counties. Open, unvegetated areas in or near herbaceous wetlands, playa, coastal and alkali mud flats, salt marsh, and marine shorelines. Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone. One population is within an inland salt marsh in Lake Elsinore.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 6.4 miles northwest of the BSA in 1990.	**Not Likely to Occur**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Euphydryas editha quino	quino checkerspot butterfly	**FE, S1S2**	Native to southern California and northwestern Mexico. Occurs in localized colonies closely associated with the high densities of larval food plant, *Plantago erecta, P. insularis,* and *Orthocarpus purpurescens.* Adults use several chaparral annual flowers for food. Six known populations in southwestern Riverside and San Diego counties and at least one population near Tecate, Mexico. Associated with sunny openings within chaparral and coastal sage shrublands hills and mesas near the coast.	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 1 mile north northeast of the BSA in 1998.	**Not Likely to Occur**
Linderiella santarosae	Santa Rosa Plateau fairy shrimp	**S1**	Occur in freshwater in temporary pools. Restricted to pools within the Santa Rosa Plateau in Riverside County, California	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 3.6 miles south of the BSA in 2008.	**Not Likely to Occur**
Streptocephalus woottoni	Riverside fairy shrimp	**FE, S1S2**	Restricted to large vernal pools and other large seasonal/ephemeral pools in Riverside, Orange, and San Diego counties in California and northwestern Baja California, Mexico.	Suitable habitat has the potential to occur within the BSA. The nearest recorded occurrence is approximately 1.1-mile northeast of the BSA in 2009.	**Not Likely to Occu**
FISH					
Gila orcuttii	arroyo chub	**SSC, S2**	Found in habitats with slow-moving freshwater, mud or sand substrate, and depths greater than 40 cm. Most abundant in low gradient pools that support at least some aquatic vegetation.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 8.0 miles southeast of the BSA in 1998.	**Not Likely to Occur**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	**FE, S1, SA**	Inhabits seasonally accessible rivers and streams with gravel for spawning. Requires sufficient flows in their natal streams to be able to return from oceans and lakes to spawn. Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerance to warmer water and more variable conditions	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 8.3 miles west southwest of the BSA in 2003.	**Not Likely to Occur**
AMPHIBIANS					
Anaxyrus californicus	Arroyo toad	**FE, SSC, S2S3**	Occurs in medium-to-large streams and rivers with intermittent and perennial flow in central and southern California, and Baja California, Mexico. Aestivate (burrows) in friable soils in the fall and winter in riparian and upland habitats adjacent to freshwater breeding habitat.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 8.3 miles southwest of the BSA in 1991.	**Not Likely to Occur**
Rana draytonii	California red-legged frog	**FT**	Occurs from Mendocino County to Riverside County. Occurs in dense, shrubby or emergent riparian vegetation closely associated with deep (greater than two feet deep) still or slow-moving water. Associated with deep-water pools with dense stands of overhanging willows (*Salix* spp.) and an intermixed fringe of cattails (*Typha latifolia*). Well-vegetated terrestrial areas may provide important sheltering habitat during winter. Aestivates in small mammal burrows and moist leaf litter. Occurs up to 100 feet from water in dense riparian vegetation.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 3.1 miles south of the BSA in 2000.	**Not Likely to Occur**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Spea hammondii	western spadefoot	**SSC, S3**	Occurs in the Central Valley and adjacent foothills and the non-desert areas of southern California and Baja California, Mexico. Grassland habitats, hardwood woodlands, and coastal sage scrub. Vernal pools and other temporary rain pools, cattle tanks, and occasionally pools of intermittent streams are essential for breeding and egg-laying. Burrows in loose soils during dry season	Limited suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.7 miles east northeast of the BSA in 1998.	**Low**
Taricha torosa	Coast Range newt	**SSC, S4**	Occurs from Mendocino to San Diego counties in oak woodlands, chaparral, and grasslands near ponds, lakes, or slow-moving water.	Suitable habitat occurs in Murrieta Creek within the BSA. The nearest recorded occurrence is approximately 1.4 miles south southeast of the BSA in 2001.	**Moderate**
REPTILES					
Anniella stebbinsi	southern California legless lizard	**SSC, S3, SA**	South of the transverse range, extending to northwestern Baja California, Mexico. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations occur in the Tehachapi and Piute mountains in Kern County. Occurs in a variety of habitats; generally, in moist, loose soils as they prefer soils with a high moisture content.	Suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.4 miles southwest of the BSA in 2018.	**Moderate**
Arizona elegans occidentalis	California glossy snake	**SSC, S2**	Occurs in arid scrub, rocky washes, grasslands, and chaparral. Appear to prefer microhabitats of open areas with soil loose enough for easy burrowing.	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 0.7-mile northwest of the BSA in 1946.	**Not Likely to Occur**
Aspidoscelis hyperythra	orange-throated whiptail	**WL, S2S3**	Occurs in Orange, southern San Bernardino, western Riverside, and western San Diego counties. Found in sage scrub and chaparral habitats.	Limited suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.5 miles north northeast of the BSA in 1998.	**Moderate**
Aspidoscelis tigris stejnegeri	coastal whiptail	**SSC, S3, SA**	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 5.9 miles north of the BSA in 2001.	**Not Likely to Occur**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Crotalus ruber	red-diamond rattlesnake	**SSC, S3**	Coastal sage scrub, chaparral, oak woodland, rocky hillsides, and rocky desert flats.	Suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 3.6 miles north northeast of the BSA in 2001.	**Low**
Emys marmorata	western pond turtle	**SSC, S3, SA**	A thoroughly aquatic turtle of small ponds and lakes, marshes, permanent and ephemeral shallow wetlands, stock ponds, reservoirs, treatment lagoons, irrigation ditches, and slow-moving permanent or intermittent rivers, streams, usually with aquatic vegetation, below 6000 feet elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 kilometer from water for egg-laying. Abundant cover necessary including logs, rocks, and submerged vegetation.	Limited suitable habitat occurs within the BSA in Murrieta Creek The nearest recorded occurrence is within the BSA in 1987.	**Not Likely to Occur**
Phrynosoma blainvillii	coast horned lizard	**SSC, S3, SA**	Primarily in sandy soil in open areas, especially sandy washes and floodplains, in many plant communities. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants or other insects. Main prey item is harvester ants. Occurs west of the deserts from northern Baja California, Mexico north to Shasta County below 2,400 m (8,000 feet) elevation.	Limited suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 2.8 miles northeast of the BSA in 1996.	**Low**
Thamnophis hammondii	two-striped gartersnake	**S3S4, SSC, SA**	Coastal California from vicinity of Salinas to northwest Baja California, Mexico. From sea level to about 7000 feet. elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	Suitable habitat occurs within the BSA along Murrieta Creek. The nearest and most recently recorded occurrence is approximately 1.4 miles south southeast of the BSA in 2001.	**Moderate**
BIRDS					
Accipiter cooperii	Cooper's hawk	**WL, S4**	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river floodplains; also, live oaks.	Suitable habitat occurs within the BSA. Documented in the BSA in the riparian habitat along Murrieta Creek in 2021.	**High**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Agelaius tricolor	tricolored blackbird	**ST, SSC, BCC, S1S2, SA**	Highly colonial species, most numerous in the Central Valley and vicinity, and largely endemic to California. Breeds near fresh water, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs. Forages in grassland and cropland habitats with insect prey within a few kilometers of the colony. They are itinerant breeders, nesting more than once at different locations during the breeding season.	A small area of suitable marsh habitat occur within the BSA. The nearest and most recently recorded occurrence is approximately 7.5 miles east of the BSA from 2015.	**Low**
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	**S3**	Breeds in coastal sage scrub and chaparral habitats.	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 0.9 mile east of the BSA in 1998.	**Not Likely to Occur**
Aquila chrysaetos	golden eagle	**S3, FP, BCC**	Occurs throughout California but is uncommon. Forages in foothills, mountain areas, and desert areas; nests on cliffs and in large trees.	Suitable habitat does not occur within the BSA. The nearest and most recent recorded occurrence is approximately 3.4 miles southwest of the BSA in 1990.	**Not Likely to Occur**
Artemisiospiza belli	Bell's sage sparrow	**S3, BCC**	Prefers semi-open habitats with evenly spaced shrubs; dry chaparral and coastal sage scrub; shrub species include brittlebush, black sage, California buckwheat, California sagebrush, bush mallow, chamise, white sage, cholla, and willow.	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 0.8 mile north northeast of the BSA in 2001.	**Not Likely to Occur**
Athene cunicularia	burrowing owl	**SSC, BCC, S3, SA**	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Owls are found in microhabitats highly altered by humans, including flood risk management and irrigation basins, dikes, banks, abandoned fields surrounded by agriculture, and road cuts and margins. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel (*Otospermophilus beecheyi*).	Cuitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1,200 feet northwest of the BSA in 2021.	**Moderate**
Buteo regalis	ferruginous hawk	**WL, S3S4, BCC**	Occurs in open coastal sage scrub, disturbed grassland, and agricultural fields.	Suitable foraging habitat occurs in the BSA. The nearest recorded occurrence is approximately x miles north of the BSA in 2020.	**Low-Foraging / Not Likely to Nest**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Buteo swainsoni	Swainson's hawk	**ST**	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 1 mile northwest of the BSA in 2018.	**Low**
Charadrius nivosus nivosus	western snowy plover	**FT, SSC, S2, BCC**	Sandy or gravelly beaches, salt pond levees, shores of large alkali lakes including the Salton Sea. Needs sandy, gravelly or friable soils for nesting.	Suitable habitat does not occur within the BSA. The nearest and most recently recorded occurrence is approximately 5.6 miles northwest of the BSA in 1978.	**Not Likely to Occur**
Circus hudsonius	northern harrier	**SSC, S3**	Occurs in open coastal sage scrub, disturbed grassland, and disced fields.	Suitable foraging habitat occurs in the BSA. The nearest and most recent recorded occurrence is approximately 1 mile north of the BSA in 2015.	**Moderate**
Coccyzus americanus occidentalis	western yellow-billed cuckoo	**FT, SE, S1, BCC**	Occurs in dense riparian vegetation with surface water.	Suitable habitat does not occur in the BSA. The nearest and most recent recorded occurrence is approximately 9.8 miles southeast of the BSA in 1950.	**Not Likely to Occur**
Elanus leucurus	white-tailed kite	**FP, S3S4**	Occurs in coastal and valley lowlands; rarely found away from agricultural areas. Inhabits herbaceous and open stages of most habitats mostly in cismontane California.	Suitable habitat occurs within the BSA. Recorded in the BSA in 2011 near Murrieta Creek.	**Moderate**
Eremophila alpestris actia	California horned lark	**S1, WL, SA**	Coastal regions, chiefly from Sonoma County to San Diego County. Also, main part of San Joaquin Valley and east to foothills. Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	Suitable habitat occurs within the BSA. Recorded within the BSA in 2020.	**High**
Icteria virens	yellow-breasted chat	**SSC, S3**	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages.	Suitable riparian habitat occurs in the northeastern portion of the BSA along Murrieta Creek. Recorded within the BSA in 2020.	**High**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Lanius ludovicianus	loggerhead shrike	**SSC, S4, BCC**	Occurs in grasslands and open-canopied hardwood, hardwood-conifer, riparian, pinyon-juniper, juniper, and Joshua tree habitats.	Suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1,000 feet northwest of the BSA in 2014.	**Moderate**
Plegadis chihi	white-faced ibis	**WL, S3S4**	Occurs in freshwater marshes, irrigated lands, and tules. For nesting, they select shallow marshes with scattered areas of taller emergent vegetation such as cattail, bur-reed, or bulrush.	A small area of suitable marsh habitat occur within the BSA. The nearest and most recent recorded occurrence is approximately 5.6 miles northwest of the BSA in 1917.	**Low**
Polioptila californica californica	coastal California gnatcatcher	**FT, S2, SSC, SA**	Obligate, permanent resident of coastal sage scrub below 2500 feet in southern California. Low, coastal sage scrub in arid washes and on mesas and slopes with California sagebrush (*Artemisia californica*) as a dominant or co-dominant species. Not all areas classified as coastal sage scrub are occupied.	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 0.9-mile northeast of the BSA in 2016.	**Not likely to occur**
Vireo bellii pusillus	least Bell's vireo	**FE, SE, S2, SA**	Spring and summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 feet. Often inhabits structurally diverse woodlands along watercourses including cottonwood-willow and oak woodlands and mulefat thickets. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, mulefat, or mesquite.	Suitable riparian habitat occurs in the northeastern portion of the BSA along Murrieta Creek. Recorded within the BSA in 2020.	**High**
MAMMALS					
Chaetodipus californicus femoralis	Delzura pocket mouse	**SSC**	Variety of habitats including coastal scrub, chaparral & grassland especially grass-chaparral edges.	Limited suitable habitat occurs within the BSA. The nearest and most recently recorded occurrence is approximately 5.0 miles east southeast of the BSA in 2005.	**Low**
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	**SSC, S3S4**	Coastal scrub, chaparral, grasslands, sagebrush, etc. in sandy, herbaceous areas. Usually in association with rocks or coarse gravel.	Limited suitable habitat occurs within the BSA along Murrieta Creek. The nearest and most recently recorded occurrence is approximately 3.9 miles east of the BSA in 2009.	**Low**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Dipodomys merriami parvus	San Bernardino kangaroo rat	**FE, SCE, SSC, S1**	Early to intermediate seral stages of alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains.	Limited suitable habitat occurs within the BSA along Murrieta Creek. The nearest and most recently recorded occurrence is approximately 5.7 miles east southeast of the BSA in 1989.	**Low**
Dipodomys stephensi	Stephens' kangaroo rat	**FE, ST**	Primarily annual & perennial grasslands, but also occurs in coastal scrub & sagebrush with sparse canopy cover. Prefers buckwheat, chamise, brome grass & filaree. Burrows in firm soil.	Limited suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 2.4 miles northeast of the BSA in 1998.	**Low**
Eumops perotis californicus	western mastiff bat	**SSC, S3S4**	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral. Roosts in crevices in cliff faces, high buildings, bridges, trees, and tunnels. In California, most records are from rocky areas at low elevations.	No suitable habitat occurs within the BSA. The nearest and most recent recorded occurrence is approximately 5.9 miles north of the BSA in 2001.	**Not Likely to Occur**
Lasiurus xanthinus	western yellow bat	**SSC, S3**	Primarily roost in trees hanging from the underside of leaves. Commonly found in riparian woodland habitat with dead fronds of non-native palms (for roosting).	Limited suitable habitat occurs within the BSA. The nearest and most recorded occurrence is approximately 8.1 miles north northeast of the BSA in 1982.	**Low**
Lepus californicus bennettii	San Diego black-tailed jackrabbit	**SSC, S3S4**	Intermediate canopy stages of coastal sage scrub habitats & open shrub / herbaceous & tree/herbaceous edges.	Limited suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 0.7-mile east/ northeast of the BSA in 1998.	**Low**
Perognathus longimembris brevinasus	Los Angeles pocket mouse	**SSC, S1S2**	Lower elevation grasslands & coastal sage communities in and around the Los Angeles basin. Uses open ground with fine sandy soils.	Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 7.7 miles east/ southeast of the BSA in 1993.	**Not Likely to Occur**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	Common Name				

Federal Rankings:

FE = Federally Endangered

FC = Federal Candidate Species for Listing

FT = Federally Threatened

BCC = USFWS Bird of Conservation Concern

BSA=Biological Study Area

CNDDB =California Natural Diversity Database

State Rankings:

S1 = Critically Imperiled

S2 = Imperiled

S3 = Vulnerable

S4 = Apparently Secure

S5 - Secure

SC = State Candidate for Listing

SD = State Delisted

SA = CDFW Special Animal

SE = State Endangered

ST = State Threatened

FP= Fully Protected

SSC = Species of Special Concern

WL = Watchlist

Appendix 4

Cultural Resources Assessment

CULTURAL RESOURCE ASSESSMENT OF APPROXIMATELY 2.86 ACRES OF LAND ON BEHALF OF CHIQUITO GRID, LLC, FOR THE PROPOSED CHIQUITO GRID BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY, WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA



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This document may contain sensitive archaeological information. Not for public distribution.

This document entitled *CULTURAL RESOURCE ASSESSMENT OF APPROXIMATELY 2.86 ACRES OF LAND ON BEHALF OF CHIQUITO GRID, LLC, FOR THE PROPOSED CHIQUITO GRID BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY, WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA,* was prepared by Stantec Consulting Services Inc. for the account of *Hecate Grid, LLC* (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

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Cover page: Overview of Project Area from the northwest corner, view south.

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1.0 MANAGEMENT SUMMARY

On February 15, 2022, Stantec Consulting Services, Inc. (Stantec) conducted a Phase I cultural resources assessment on behalf of Chiquito Grid, LLC, a wholly owned subsidiary of Hecate Grid LLC (Hecate), of approximately 2.86 acres of land located within Assessor Parcel Numbers (APN) 380-150-019 and 380-150-020 for the proposed Chiquito Grid Battery Energy Storage System (BESS) facility, located in the City of Wildomar, in Riverside County, California. This archaeological study was conducted in support of Hecate for the proposed construction of the Chiquito Grid BESS facility located within APN 380-150-019 and 380-150-020.

The proposed Project will require entitlement permits from the City of Wildomar and is subject to compliance with the California Environmental Quality Act (CEQA) requirements regarding the Project's potential impacts on cultural resources. As part of CEQA compliance, a cultural resources investigation was conducted to determine potential impacts of the proposed Project on any significant cultural resources potentially eligible for nomination to California Register of Historical Resources (CRHR) and/or the National Register of Historic Places (NRHP).

The archaeological investigation consisted of an archival records search of the entire approximate 2.86-acre Project Area, a surrounding ½-mile Study Area, and intensive pedestrian survey of 2.86 acres, as well as a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC) in Sacramento. The archaeological study did not identify any cultural resources more than 50-years in age, and no additional studies are recommended at this time. Based on the findings in this study the proposed project will not cause a substantial adverse change to the significance of cultural resources as defined in Section 15064.5.

2.0 REGULATORY FRAMEWORK

This investigation was conducted to meet the potential CEQA requirements regarding cultural resources on lands proposed for development. CEQA (Public Resources Code Sections 21000 etc.) requires that before approving most discretionary projects, the Lead Agency must identify and examine any significant adverse environmental effects that may result from activities associated with such projects (Public Resources Code Sections 21083.2 and 21084.1). CEQA explicitly requires that the initial study examine whether the project may have a significant effect on "historical resources" and "unique archaeological resources." Under these requirements, a cultural resources inventory was conducted to determine impacts of the proposed Project on cultural resources potentially eligible for nomination to the CRHR.

CEQA (California Public Resources Code Section 21000 et seq.) (1970) established that historical and archaeological resources are afforded consideration and protection by CEQA (14 CCR Section 21083.2, 14 CCR Section 15064). CEQA Guidelines define significant cultural resources under three regulatory designations: historical resources, tribal cultural resources, and unique archaeological resources. These designations permit for a fair amount of overlap.

A historical resource is a "resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR"; or "a resource listed in a local register of historical resources or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code"; or "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the agency's determination is supported by substantial evidence in light of the whole record" (14 CCR Section 15064.5[a][3]). Historical resources automatically listed in the CRHR include California cultural resources listed in or formally determined eligible for the NRHP and California Registered Historical Landmarks from

No. 770 onward (PRC 5024.1[d]). Locally listed resources are entitled to a presumption of significance unless a preponderance of evidence in the record indicates otherwise.

Tribal cultural resources (TCRs) are similar to the traditional cultural property designation within the National Historic Preservation Act guidance. These can be sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Tribe. To qualify as a TCR, it must either be 1) listed on or eligible for listing on the California Register or a local historic register or, 2) or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines should be treated as a TCR (PRC Section 21074). TCRs can include "non-unique archaeological resources" (see "unique archaeological resource" below) that, rather than being important for "scientific" value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC Section 21080.3.1(a)).

Under CEQA, a resource is generally considered historically significant if it meets the criteria for listing in the CRHR. A resource must meet at least one of the following criteria (PRC 5024.1; 14 CCR Section 15064.5[a][3]):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Title 14, CCR Section 4852(b)(1) adds, "is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States."
2. Is associated with the lives of persons important in our past. Title 14, CCR Section 4852(b)(2) adds, "is associated with the lives of persons important to local, California, or national history."
3. Embodies the distinctive characteristics of a type, period, region, or method of construction; or represents the work of an important creative individual; or possesses high artistic values. Title 14, CCR 4852(b)(3) allows a resource to be CRHR eligible if it represents the work of a master.
4. Has yielded, or may be likely to yield, information important in prehistory or history. Title 14, CCR 4852(b)(4) specifies that importance in prehistory or history can be defined at the scale of "the local area, California, or the nation."

Historical resources must also possess integrity of location, design, setting, materials, workmanship, feeling, and association (14 CCR 4852[c]).

An archaeological artifact, object, or site can meet CEQA's definition of a unique archaeological resource even if it does not qualify as a historical resource (PRC 21083.2[g]; 14 CCR 15064.5[c][3]). An archaeological artifact, object, or site is considered a unique archaeological resource if "it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria (PRC 21083.2[g]):

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person."

Public Resources Code 5097.98. This section discusses the procedures that need to be followed upon the discovery of Native American human remains. The NAHC, upon notification of the

discovery of human remains is required to contact the County Coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and shall immediately notify those persons it believes to be most likely descended from the deceased Native American.

Health and Safety Code 7050.5. This code establishes that any person, who knowingly mutilates, disinters, wantonly disturbs, or willfully removes any human remains in or from any location without authority of law is guilty of a misdemeanor. It further defines procedures for the discovery and treatment of Native American human remains.

The *Project Area* is comprised of two adjacent parcels (APN 380-150-019 and 380-150-020) that are part of the proposed Chiquito Grid BESS facility development, for a total of approximately 2.86 acres. It is expected that any potential adverse impacts arising from any proposed development activities will be contained within this acreage. The *Study Area* for this Project consists of the Project Area and a ½-mile radius surrounding the Project Area.

3.0 PROJECT DESCRIPTION

Hecate proposes to develop an 80-megawatt BESS Project near the southwestern edge of the City of Wildomar limits. The Project Area is comprised of approximately 2.86 acres of land located within APN 380-150-019 and 380-150-020. It is expected that any potential adverse impacts arising from any proposed development activities will be contained within this acreage. The Study Area for this project consists of the Project Area and a ½-mile radius surrounding the Project Area.

The Project Area is north of the intersection of Clinton Keith Road and Grand Avenue, and south of Interstate 15 (I-15). The Project proposes to interconnect to the existing Southern California Edison (SCE) 115-kilovolt Tenaja Substation, located directly to the west. Ground disturbing activities may include vegetation removal, light excavation, grading, and leveling to accommodate the construction and subsequent maintenance of the constructed facility.

The Project would likely consist of several battery storage containers or cabinet series. Each series would consist of bi-directional inverters, a transformer, and a battery enclosure or an interconnected series of cabinets. Each container would be self-enclosed, housing batteries, fire detection and suppression systems, controls, and cooling units. The Project will store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with SCE. Hecate will lease the land, then build and commission the Project. The Project will be owned and operated by Hecate.

Major equipment or Project components would include:

- battery modules assembled in racks inside enclosures monitored by a Battery Management System (BMS)
- bi-directional inverters
- battery chiller units
- fire detection/ suppression systems
- gas detection
- electrical switching equipment and auxiliary power panels
- computer and telecommunications equipment
- transformers
- switchgear or medium-voltage outdoor circuit breakers
- control enclosure
- security lighting and signage
- perimeter wall or fence

4.0 PROJECT LOCATION

The Project Area is located within the southwestern portion of the City of Wildomar, in Riverside County (Figure 1). The Project Area is north of the intersection of Clinton Keith Road and Grand Avenue, and south of I-15. The Project site boundary runs along Clinton Keith Road to the southeast. Specifically, the Project Area is located within an un-sectioned portion of Rancho La Laguna Land Grant, as depicted on the Wildomar, CA (1997) USGS 7.5-minute series topographic quadrangle (Figure 2). Review of 2021 aerial imagery indicates that APN 380-150-019 and 380-015-020 are vacant and undeveloped. The Project vicinity has undeveloped land to the east, residential areas to the south, a private ranch to the west, and a retail business and Murrieta Creek to the north. In addition, the proposed Chiquito Grid BESS site and its surrounding area with current land use is shown on aerial imagery (Figure 3).

5.0 ENVIRONMENTAL BACKGROUND

The Project Area is situated within the southwestern portion of Riverside County, with the Santa Ana Mountains located to the south and west. The Santa Ana Mountains are a relatively short peninsular mountain rage, located at the northern end of the Peninsular Ranges Geomorphic Province. The Peninsular Range Geomorphic Province is a nearly 900-mile-long northwest-southeast trending structural block that extends from the Transverse Ranges to the tip of Baja California and includes the Los Angeles Basin (California Geological Survey 2002; Norris and Webb 1976). The total width of this province is approximately 225 mi, extending from the Colorado Desert in the east, across the continental shelf to the Southern Channel Islands (Santa Barbara, San Nicolas, Santa Catalina, and San Clemente) in the west.

This region is characterized by a series of mountain ranges separated by northwest-trending valleys subparallel to faults branching from the San Andreas Fault. The geology of this province is similar to that of the Sierra Nevada, with granitic rock intruding into the older metamorphic rocks. It contains extensive pre-Cretaceous (> 65 million years ago) igneous and metamorphic rocks covered by limited exposures of post-Cretaceous sedimentary deposits.

Specifically, within this province, the Project is located on the Perris Block, a fault-bounded structural block that extends from the southern foot of the San Gabriel and San Bernardino Mountains southeast to the vicinity of Bachelor Mountain and Polly Butte (Morton and Miller 2006; Kenney 1999). It is bounded on the northeast by the San Jacinto Fault and on the southwest by the Elsinore Fault Zone (Morton and Miller 2006). Prior to the Late Pleistocene (~126,000 years ago), the Perris Block was tectonically tilted eastward, elevating and exposing older granitic rocks on the west side (Jurupa Hills) and allowing Pleistocene sediments to accumulate on the east side, filling the eastern San Bernardino, Lakeview, Perris, and San Jacinto Valleys.

This portion of Riverside County experiences extremes in temperature and topography. The area experiences summers that are hot, arid and clear, while winters are long, cool and partly cloudy. Temperatures generally vary between low 40s and high 90°F. Temperatures rarely drop below the mid-30s or above 100°F. Elevation within the Project Area is approximately 1,210 feet above mean sea level (amsl).

Biological habitats within the vicinity of the Project Area are comprised primarily of common plant species and vegetation communities found in the inland areas of southern California including well-established communities comprised of native and non-native shrub and herbaceous species. Vegetation communities include Arroyo Willow Thicket (*Salix lasiolepis* Shrubland Alliance), Goodding's Willow - Red Willow Riparian Woodland and Forest (*Salix gooddingii - Salix laevigata* Forest & Woodland Alliance), Smartweed - Cocklebur Patches (*Polygonum lapathifolium – Xanthium strumarium* Herbaceous Alliance), Red Brome or Mediterranean Grass Grassland

(*Bromus rubens- Schismus [arabicus, barbatus]* Semi-Natural Alliance), Eucalyptus – Tree of Heaven – Black Lotus Groves (*Eucalyptus spp. - Ailanthus altissima - Robinia pseudoacacia* Woodland Semi-Natural Alliance), and Hardstem and California Bulrush Marshes (*Schoenoplectus [acutus, californicus]* Herbaceous Alliance).

6.0 CULTURAL BACKGROUND

Regional human occupation chronologies for parts of southern California and the Southwest have been employed for this locality (Elsasser 1978; Warren and Crabtree 1978). Such sequences are generally based on the presence of temporally diagnostic artifacts, such as projectile points, pottery, or beads. The most recent chronological clarification of the prehistory of the southern California area has been presented by Sutton (2010) and Sutton and Gardner (2010). The more recent chronology is presented below.

6.1 Archaeological Background

The earliest period of human occupation in southern California is referred to by various terms, including Clovis, Paleoindian, and Early Systems Period. This is a time believed to have commenced about 12,000 years ago Before Present (BP), lasting until about 10,000 years BP. While some scholars have championed the idea of a Pre-Projectile Point Tradition predating this time, it is not considered here, as there are no documented sites of this age near the current Study Area. The following cultural periods reflect human adaptations that occurred among prehistoric societies in inland California. While these are broad generalizations, there appear to be similarities among various populations in southern California, particularly in the inland areas.

Prehistoric chronological sequences for the area can be represented by the Encinitas Tradition and the Del Rey Tradition. The Encinitas Tradition is characterized by an abundance of grinding implements (manos and metates), rough core and flaked stone and bone tools, and shell ornaments but few projectile points and hunting implements (Sutton and Gardner 2010). Subsistence focused on collecting rather than hunting with faunal remains, varying by site, including marine mammals, fish, shellfish, and land animals (Sutton and Gardner 2010:7). The Encinitas Tradition has four regional expressions: The Topanga in coastal Los Angeles and Orange county areas, the La Jolla in the coastal San Diego area, Pauma in inland San Diego areas, and the Greven Knoll in inland Los Angeles, Orange, San Bernardino, and Riverside County areas (Sutton and Gardner 2010:8-25).

6.1.1 Greven Knoll Phases

Greven Knoll Phase I (9,400 to 4,000 BP) is characterized by manos and metates (though no mortars and pestles), large projectile points, hammerstones, flexed inhumations and few cremations (Sutton and Gardner 2010:25, 8). Greven Knoll I groups seem to have been influenced by Mojave Desert groups based on similarities in material culture (Sutton and Gardner 2010). The "Cogstone Point" Site, located in the Prado Basin near the Study Area, contained manos, metates, discoidals, cogstones, Pinto-style points but no scrapers, as is common in Greven Knoll I sites. Shell artifacts are also rare at sites dating to this phase of Greven Knoll.

Greven Knoll Phase II (4,000 to 3,000 BP) shared many similarities with Greven Knoll I but is differentiated by an increase in percentages of manos and a decrease in percentages of flaked stone points and bone tools (Sutton and Gardner 2010:8,29). Pinto-style points are still found but Elko-style points become more common. Many Greven Knoll II sites also contain Greven Knoll I components, indicating little change in settlement patterns (Sutton and Gardner 2010:30). There are at least seven Greven Knoll II sites located in the Prado Basin (Sutton and Gardner 2010:30).

Greven Knoll III (3,000 to 1,000 BP), formerly known as Sayles Complex, is characterized by abundant manos and metates, Elko-style points, scraper planes and choppers, hammerstones, late discoidals, few mortars and pestles and an absence of shell artifacts (Sutton and Gardner 2010:8, 32). Flexed inhumations under rock cairns and yucca and other seeds are also noted during this phase (Sutton and Gardener 2010:8, 32).

The Greven Knoll Phases were replaced in the Study Area at about 1,000 BP by new cultural traditions with Takic influences moving east from the coastal areas (Sutton and Gardner 2010:34). Known as the Del Rey Tradition this period represents the development of the Gabrielino culture in southern California (Sutton 2010). The Del Rey Tradition is divided into three phases for this area and referred to the Angeles Phases.

6.1.2 Angeles Phase

Angeles Phase IV (1,000 to 800 BP) is characterized by Cottonwood-style arrow points, *Olivella* cupped beads and *Mytillus* shell disk beads, imported pottery and possibly ceramic pipes. Population increases lead to fewer but larger permanent settlements as well (Sutton 2010).

Angeles Phase V (800 to 450 BP) is characterized by an increase in both size and number of steatite ornaments and vessels, and more elaborate effigies (Sutton 2010). This phase also saw the development of the mainland Gabrielino dialect and a decline in exploitation of marine resources with an increase in use of small seeds (Sutton 2010). Settlement shifted from woodlands to open grasslands (Sutton 2010).

Angeles Phase VI (450 to 150 BP) reflects cultural patterns into the post-contact period (roughly AD 1542). One of the most noticeable changes would likely have been the extreme population loss due to disease and missionization of the native populations. *Olivella* shell beads drilled with metal needles, glass beads, and metal tools as well as locally made ceramics and the use of domesticated animals were noted in Angles VI (Sutton 2010).

6.2 Ethnography

The Project Area is located within the ethnographic boundaries of the Luiseño. The term Luiseño derives from the mission named San Luis Rey and has been used in California to refer to those Takic-speaking people associated with the mission. The Luiseño language belongs to the Cupan group of the Takic subfamily, which also includes Serrano and Kitanemuk, is part of the widespread Uto-Aztecan family (Bean and Shipek 1978:550).

The territory of the Luiseño comprised nearly 1,500 square miles of coastal California and extended from Agua Hedionda Creek in the south to Aliso Creek in the north. Their boundary extended inland to Santiago Peak, along Elsinore Fault Valley, Palomar Mountains, and through the valley of San Jose (Kroeber 1976).

Villages were located in diverse ecological zones typically located along valley bottoms, streams, or coastal strands near mountain ranges. Each village area contained many named places associated with food products, raw materials, or sacred beings, and each place was owned by an individual, family, the chief, or by the group collectively (Bean and Shipek 1978:551).

The principal game included deer, rabbit, jackrabbit, woodrat, mice and ground squirrels, antelope, and valley and mountain quail and other birds. Trout and other fish were caught in mountain streams. Acorns were the most important single food source, and villages seem to have been located near water resources necessary for the leaching of acorns. Grass seeds were the next most abundant food source (Bean and Shipek 1978:552). Seeds were parched, ground, and

cooked as a mush in various combinations. Additional food sources included various greens, cactus pods, yucca buds, and bulbs, roots, and tubers. Tools for food acquisition, storage, and preparation included an inventory made from widely available materials. Hunting tools included shoulder-height bows with fire-hardened wood or stone-tipped arrows, curved throwing sticks, rabbit nets, slings, and traps. Seeds were ground with handstones on shallow unshaped basin metates. The same granites were made into shaped or unshaped mortars and pestles for pounding acorns or small game (Bean and Shipek 1978). Coiled and twined baskets were used in food gathering, preparation, storage, and serving. Food was cooked in wide-mouthed clay jars over fireplaces or in earth ovens wrapped with clay or leaves. Other utensils for food preparation included wooden food paddles, brushes, tongs, tweezers, steatite bowls, and wooden digging sticks (Bean and Shipek 1978).

6.3 History

Post-contact history for California is generally divided into three specific periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848– present).

6.3.1 Spanish Period (1769-1822)

The Spanish began colonizing Alta California with the Portola expedition of 1769-1770, which involved a two-pronged approach via the sea voyage and a difficult land route from Baja California. As a result, the earliest historical account of travel through the Study Area is commonly credited to the 1774 Spanish expedition of Juan Bautista de Anza, who was en-route from Sonora, Mexico to Monterey, California, for the purpose of supplying the mission and military communities. During this journey the group passed through the San Bernardino Valley on its way to Mission San Gabriel.

The Spanish and later, Mexican governments encouraged settlement of California by the establishment of large land grants called *ranchos.* These land titles (concessions) were government issued, permanent, unencumbered property-ownership rights, which were devoted to raising cattle and sheep. Subsequently, Spain made about 30 land concessions between 1784 and 1821. This had an irreparable impact on the indigenous population of the region, which was severely reduced by European diseases introduced by the Spanish explorers. This process of disposition proved relatively easy as the settlers, sometimes forcibly, removed Indian families and communities (Wallace 1978). Subsequently, the Padres began recruiting and converting neophytes to work mission lands.

6.3.2 Mexican Period (1822-1848)

After the Mexican Revolution (1810–1821) against the Spanish crown, all Spanish holdings in North America (including both Alta and Baja California) became part of the new Mexican republic. With the onset of the Mexican Period, an era of extensive land grants was begun, in contrast to the Spanish colonization through missions and presidios. Most of the land grants to Mexican citizens in California (Californios) were in the interior, granted to increase the population away from the more settled coastal areas where the Spanish had concentrated their settlements.

Mexico's independence from Spain and the Secularization Act of 1833 led to the dissolution of mission properties and a population explosion that signaled the end of the mission system. Many of the local Indians had become accustomed to the Mission way of life and were not prepared for the aftermath. It became common practice for large land grants to be issued to those friendly to the Mexican cause. The Comisionados, who were placed in charge of the land transfer, took

advantage of the situation and became the powerful land holding class known as the Rancheros. Portions of the Study Area are located within portions of Rancho La Laguna, which was a 13,339-acre Mexican land grant given in 1844 by Governor Manuel Micheltorena to Julian Manriquez. The grant was subsequently sold to Abel Stearns in 1851, and Stearns sold Rancho Laguna to Augustin Machado in 1858 (Cowan 1956).

6.3.3 American Period (1848 to Present)

With the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, California became a territory of the United States. The discovery of gold in 1848 at Sutter's Mill near Sacramento and the resulting Gold Rush era influenced the history of the state and the nation. The rush of tens of thousands of people to the gold fields also had a devastating impact on the lives of indigenous Californians, with the introduction and concentration of diseases, the loss of land and territory (including traditional hunting and gathering locales), violence, malnutrition, and starvation. Thousands of settlers and immigrants continued to pour into the state, particularly after the completion of the transcontinental railroad in 1869.

6.3.75 Lake Elsinore and Wildomar

The Transcontinental Railroad opened the Pacific coast to settlement. Its completion in 1869 allowed land speculators, miners, developers, farmers, and vacationers to swarm into California. Although the new line's tracks did not pass through Lake Elsinore (then known as La Laguna), the new interest in and accessibility of California land meant increased development in the planning area. The first colony in the area surrounding La Laguna associated with this new rail-induced population boom sprang up in what is now part of the City of Riverside.

The region saw little growth during the 1860s and 1870s. In 1883, Franklin Heald, along with William Collier and Donald Graham, purchased Rancho La Laguna from Don Juan Machado (the son of Augustin Machado) and founded the town of Elsinore, which was named after the famed Danish castle/town from Shakespeare's Hamlet. In 1884, a temporary railroad depot was established in what was to become the City of Wildomar. In 1885, Collier and Graham purchased Heald's one-third portion of land in the area of Wildomar and established the townsite which would become part of Riverside County along with its creation in 1893 out of lands formerly part of San Diego and San Bernardino counties. The rail line through Wildomar was abandoned by 1935 due to numerous washouts and left Wildomar largely isolated until the completion of the I-15 in 1985.

6.4 Current and Previous Land Use

The current Project Area is located within two undeveloped adjacent parcels (APN 380-150-019 and 380-150-020) in the City of Wildomar. The Project Area is north of the intersection of Clinton Keith Road and Grand Avenue, and south of I-15. The Project site boundary runs along Clinton Keith Road to the southeast. The Project site is within land that is zoned as General Commercial (C-1/C-P) (City of Wildomar 2018). A review of aerial photography shows that APN 380-150-019 and 380-150-020 have not previously been developed. Grand Avenue and Clinton Keith Road both existed by 1938 and sparce development appears in the area by 1978. Significant residential and commercial development within the surrounding area occurred between 1994 and 2009.

7.0 METHODOLOGY

Cultural resource investigations reported herein consist of a records search conducted by the Eastern Information Center (EIC) of the California Heritage Resources Information System (CHRIS) located at University of California, Riverside (UCR), a Sacred Lands file search with the NAHC in

Sacramento, and an intensive 100% pedestrian survey of the entire approximate 2.86-acre Project Area. Provided below is the methodology used during the current study.

7.1 Records Search

An archival records search of the entire Study Area was conducted by EIC staff on January 19, 2022. The archival records search entailed a review of previously recorded prehistoric and historical archaeological sites, built environment resources, traditional cultural properties, as well as a review of all known cultural resource survey reports, excavation reports, regional overviews, and management plans within the Study Area.

7.1.1 Cultural Resource Studies

The record search returned two negative reports pertaining to previous studies within the Project Area (Perez 2015; Doolittle and Hogan-Conrad 2007) and 33 reports pertaining to previous studies conducted within the Study Area (Table 2).

Table 1. Summary of Cultural Resource Studies Previously Conducted Within the Study Area

Author	Year	Title	Report Type	Results	Location	Report Reference No.
Jean A. Salpas	1984	Mitigation of Archaeological Sites on Tract 14836 and Tract 14889 Arco Development/Joaquin Ranch	Archaeological Field Study	Positive	Within Study Area	RI-00346
Paul G. Chace	1978	An Archaeological Survey of the Joaquin Ranch (Tentative Tract #10459) in the County of Riverside, California	Archaeological Field Study	Positive	Within Study Area	RI-00349
Brooke S. Arkush	1989a	Letter Report: Archaeological Monitoring of Grading-Tracts 21370, 21371, and 24342	Archaeological Field Study	Positive	Within Study Area	RI-00351
Brooke S. Arkush	1989b	Environmental Impact Evaluation: An Archaeological Assessment of 5 Acres Within Tentative Tract 21370 Located Northwest of Murrieta in Southwestern Riverside County, California	Archaeological Field Study	Positive	Within Study Area	RI-00352
Robert M. Beer and Nancy A. Whitney-Desaultels	1990	Letter Report: Archaeological Resource Assessment Bear Creek Project Tract No. 23879	Literature Review	Positive	Within Study Area	RI-00354
Scientific Resources Surveys, Inc.	1987	Archaeological Assessment Form: TP 22611	Archaeological Field Study	Negative	Within Study Area	RI-02121

Keller, Jean S.	1989	An Archaeological Assessment of Change of Zone 5328/Plot Plan 10,893 Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-02535
Jones and Stokes Associates, Inc.	1992	Archaeological Survey Report for Riverside County, Murrieta Creek Flood Control Project	Archaeological Field Study	Positive	Within Study Area	RI-03496
White, Robert S.	1995	An Archaeological Assessment of the Wildomar MDP Lateral Project Located in the Community of Wildomar, Unincorporated Riverside County	Archaeological Field Study	Positive	Within Study Area	RI-03956
Keller, Jean A.	2001	A Phase I Cultural Resources Assessment of Tentative Tract No. 29836, GPA 549/CZ6559, 16.07 Acres of Land Near the City of Murrieta, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-04510
Keller, Jean A.	2003	A Phase I Cultural Resources Assessment of APN 380-130-015, -016, 10.46 Acres of Land in Wildomar, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-04655
Peak and Associates, Inc.	2003	Cultural Resources Assessment of the Proposed Temecula Valley Regional Water Reclamation Facility Effluent Pipeline, Riverside County, California	Archaeological Field Study	Positive	Within Study Area	RI-04877
Leslie Nay Irish, Anna M. Hoover, Kristie R. Blevins, and Hugh M. Wagner	2004	A Phase I Archaeological and Paleontological Survey Report for the Palomar Office Plaza, APN 380-170-020, Wildomar, County of Riverside, California	Archaeological Field Study	Negative	Within Study Area	RI-04945
Keller, Jean A.	2004a	A Phase I Cultural Resource Assessment of Tentative Tract Map 31896	Archaeological Field Study	Negative	Within Study Area	RI-05369
Keller, Jean A.	2004b	A Phase I Cultural Resource Assessment of Tentative Tract Map 31895	Archaeological Field Study	Negative	Within Study Area	RI-05370
Keller, Jean	2004c	A Phase I Cultural Resource Assessment of Tentative Parcel Map 29845	Archaeological Field Study	Negative	Within Study Area	RI-05378

Dahdul, Mariam	2003	Historical/Archaeological Resources Survey Report: Tentative Tract No. 30939, Gross Ranch Project Near the City of Murrieta, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-05757
Dahdul, Mariam	2003	Historical/Archaeological Resources Survey Report: Tentative Tract No. 30839, Davis Ranch Project, Near the City of Murrieta, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-05758
Bai Tang, Michael Hogan, Casey Tibbet, and Daniel Ballester	2003	Historical/Archaeological Resources Survey Report: Tentative Tract Map No. 31353 and Assessor's Parcel No. 369-180-025, Near the City of Murrieta, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-06024
Keller, Jean A.	2004	A Phase I Cultural Resources Assessment of Tentative Tract Map 31896 Amended No. 1, +/-4.88 Acres of Land in Wildomar, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-06030
Bai Tang, Michael Hogan, Casey Tibbet, and John Eddy	2004	Historical/Archaeological Resources Survey Report: Tentative Tract Map No. 32078, Near the City of Murrieta, Riverside County, California	Archaeological Field Study	Positive	Within Study Area	RI-06249
Bai Tang, Michael Hogan, Matthew Wetherbee, and Daniel Ballester	2005	Historical/Archaeological Resources Survey Report: Tentative Tract Map No. 32535, Near the Community of Wildomar, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-06400
Keller, Jean A.	2006a	A Phase I Cultural Resources Assessment	Archaeological Field Study	Negative	Within Study Area	RI-07029
Keller, Jean A.	2006b	A Phase I Cultural Resources Assessment of APN 380-120-012 & 013	Archaeological Field Study	Negative	Within Study Area	RI-07033
Anna M. Hoover and Kristie R. Blevins	2006	A Phase I Archaeological Survey Report for APN 380-170-019, 3.5 Acres, Murrieta, County of Riverside, California	Archaeological Field Study	Negative	Within Study Area	RI-07044
de Barros, Philip	2007	Phase I Archaeological Assessment of Palomar Plaza a 2.43-Acre Parcel at Palomar Street and Kilgore Land in the Community of Wildomar,	Archaeological Field Study	Negative	Within Study Area	RI-07250

		Riverside County, California				
Curt Duke	2002	Cultural Resource Assessment: AT&T Wireless Services Facility No. 08035A, Riverside County, California	Archaeological Field Study	Negative	Within Study Area	RI-07251
Crull, Scott	2008	An Archaeological Mitigation-Monitoring Report for PM 32159, with APNS: 380-170-019 & -20-A +_ 13.11-Acre Parcel Located in the Murrieta Area, Riverside County, California	Archaeological Monitoring Report	Negative	Within Study Area	RI-07525
Christopher Doolittle and Susan Hogan-Conrad	2007	Archaeological Survey Report for Southern California Edison's Tenaja Substation City of Wildomar, Riverside County, California	Archaeological Field Study	Negative	Within Project Area	RI-08479
Jay K. Sander	2011	Archaeological Survey Report for Southern California Edison's Deteriorated Poles Project: Murrieta and Unicorporated Riverside County, California; WOs 6088-4800/1-4811 and 6088-4800/1-4824	Archaeological Field Study	Negative	Within Study Area	RI-08680
Jean A. Keller	2014	A Phase I Cultural Resources Assessment of APN 380-170-020 23151 Palomar Street, Wildomar, California	Archaeological Assessment	Negative	Within Study Area	RI-09289
Josh Smallwood	2016	Architectural Survey of Assessor Parcel Numbers (APNs) 369-021-031, -035, -036, -039, and -044 and Evaluation of a Historic-period Residence and Associated Structures on APN 369-021-035, in the City of Wildomar, Riverside County, California	Architectural Evaluation	Positive	Within Study Area	RI-09499
Don C. Perez	2015	Archaeological Sensitivity Assessment Banbury/ Ensite #26934 (290506) 22800 Grand Avenue Wildomar, Riverside County, California 92595 EBI Project #6115004284	Literature Review	Negative	Within Project Area	RI-09759
Brian F. Smith	2014	Results of Archaeological Monitoring at the North Ranch Project, Tentative Tract Map No. 32535,	Archaeological Monitoring Report	Negative	Within Study Area	RI-09783

		City of Wildomar, Riverside County, California (Negative Archaeological Monitoring Report)				
Wayne H. Bonner and Arabesque Said	2010	Cultural Resource Records Search and Site Visit Results for T-Mobile USA Candidate IE04635-C (Bear Creek Storage), 32575 Clinton Keith Road, Wildomar, Riverside County, California	Literature Review	Negative	Within Study Area	RI-10517

7.1.2 Archaeological Resources

The records search revealed that no previously recorded resources were recorded within the current Project Area. However, four resources, consisting of three prehistoric and one historic built environment resource, were previously documented within the Study Area. The records search did not identify any cultural resources that are listed or eligible for listing on local, State, or federal registers (California Register of Historical Resources [CRHR] or National Register of Historic Places [NRHP]) within the Study Area. A summary of resources previously recorded within a ½-mile of the current Project Area is provided below.

Table 2. Summary of Known Cultural Resources Previously Documented Within the Study Area

Primary No.	Trinomial	Type	Component	Description
P-33-001273	CA-RIV-001273	Site	Prehistoric	AP02. Lithic Scatter AP16 (other). Mano
P-33-001281	CA-RIV-001281	Site	Prehistoric	AP16 (other). Two Manos
P-33-010986	-	Other	Prehistoric	AP02. Lithic Scatter
P-33-024864	-	Building, Structure	Historic	HP02. Single Family Property HP33. Farm/Ranch

Resource CA-RIV-001273 (P-33-001273) was originally recorded by M. Sutton et al. in 1977 and again by Brooke Arkush in 1989 as a prehistoric lithic scatter with one identified mano (Arkush 1989a; 1989b; Chase 1978). Resource CA-RIV-001281 (P-33-001281) was recorded by G. Varner in 1977 as a prehistoric site consisting of two manos (Beer and Whitney-Desaultels 1990; Chase 1978). P-33-010986 by N. Harris in 2000 as a prehistoric lithic scatter (Peak and Associates, Inc. 2003). P-33-024864 was recorded by Josh Smallwood in 2016 as a as a historic building consisting of a single family property and farm/ranch associated with the Wong parcel at 22940 Palomar Street (Smallwood 2016).

7.2 Native American Notification/Sacred Lands File Search

California Public Resources Code Sections 5097.94(a) and 5097.96 authorize the NAHC in Sacramento to hold records of Native American sacred sites and burial sites in the Sacred Lands File. The NAHC also holds records of individuals that have particular expertise and knowledge of Native American resources. On March 14, 2022, Stantec on behalf of Hecate, contacted the NAHC and requested a Sacred Lands file search and contact list for the entire Study Area. As of the date of submittal for this report, the response from NAHC had not yet been received. Upon receipt of the Sacred Lands file search and contact list, Stantec will submit notification letters to the provided contacts. A copy of the NAHC request form is included as Appendix C.

7.3 Field Methods

On February 15, 2022, a Stantec archaeologist conducted a pedestrian survey of the Project Area. The survey was conducted by walking parallel transects spaced approximately 10 to 15 meters apart. Per the California Office of Historic Preservation (OHP 1995) guidelines, Stantec examined surface and subsurface exposures for physical manifestations of human activity greater than 45 years in age. Documentation included field notes and photographs.

Photographs were taken to document the environment within the Project Area and surrounding areas. Spatial data was collected using Environmental Systems Research Institute (ESRI) Collector app and uploaded to ArcGIS on-line for post-field data processing and analysis. The extent of the survey coverage was drawn on the Wildomar, CA (1995) USGS 7.5-minute series topographic quadrangle (see Figure 2).

8.0 SURVEY RESULTS

An intensive pedestrian survey of the entire Project Area was conducted on February 15, 2022. Temperature was 55°F, partly cloudy with scattered showers and a light breeze. Ground visibility was decent in most areas with some spots covered by vegetation. Conditions within the Project Area included an open dirt field with occurrences of bioturbation and uneven surfaces with sparse short grasses and weeds. The average ground visibility was between 25-75%. Pedestrian survey was conducted using approximately 15-meter transects across the entire Project Area. No cultural resources were observed during the survey.

9.0 RECOMMENDATIONS AND MANAGEMENT CONSIDERATIONS

As part of the current archaeological study, approximately 2.86 acres of land were inventoried to determine whether significant cultural resources would be affected by the proposed Project. The survey did not identify any archaeological resources that could indicate human activities older than 50 years of age; therefore, no significant impacts to previously documented or undiscovered cultural resources are expected as part of the proposed Project.

The methods and techniques used by Stantec are considered adequate and satisfactory for the identification and evaluation of cultural resources visible at the ground surface. However, there is always a possibility that buried archaeological deposits could be found during construction and/or earth disturbing activities. In the event that cultural resources are encountered during construction activities, all work must stop, and a qualified archaeologist shall be contacted immediately. Further, in the event that any human remains are encountered or in the event that unassociated funerary objects or grave goods are discovered, State Health and Safety Code Section 7050.5 requires that no further work shall continue at the location of the find until the County Coroner has made all the necessary findings as to the origin and distribution of such remains pursuant to Public Code Resources Code Section 5097.98.

Based on the findings in this study the proposed Project will not cause a substantial adverse change to the significance of cultural resources as defined in Section 15064.5. Therefore, no additional cultural resources studies are recommended or required at this time.

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Appendix 5

Geotechnical Investigation Report

Proposed Chiquito BESS Geotechnical Investigation Report



Prepared for:
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Prepared by:
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Project No. 185805178

November 15, 2021

Stantec Consulting Services Inc.
735 East Carnegie Drive, Suite 280
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November 15, 2021

Mr. Gabriel Wapner
Hecate Grid LLC
621 Randolph Street
Chicago, Illinois 60661

RE: **GEOTECHNICAL INVESTIGATION REPORT**
Chiquito Battery Energy Storage System Project
Near NEC of Clinton Keith Road and Grand Avenue
Wildomar, Riverside County, California

Dear Mr. Wapner:

This letter transmits Stantec Consulting Services Inc.'s (Stantec's) geotechnical investigation report for the 3.0 (+/-) acre site for a proposed battery energy storage system (BESS) development located near the northeast corner of Clinton Keith Road and Grand Avenue, in Wildomar, Riverside County, California. The purpose of this report is to evaluate the subsurface conditions and provide geotechnical recommendations for design and construction of the proposed development.

We appreciate the opportunity to work with you on this project. If you have any questions, please call us at the numbers below.

Respectfully submitted,

STANTEC CONSULTING SERVICES INC.

LICENSED PROFESSIONAL ENGINEER
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1. INTRODUCTION

This report presents the results of Stantec's geotechnical investigation for the proposed 3.0 (+/-) acre Chiquito Battery Energy Storage System (BESS) development in Wildomar, Riverside County, California (the Site). The project location is shown on the Site Location Map, Figure 1 and the approximate area of the proposed development is shown on the Site Vicinity Map, Figure 2.

1.1 PROPOSED DEVELOPMENT

Based on similar projects, the development is expected to consist of shallow mat foundations to support the heavy equipment and shallow pad or spread footings to support light weight equipment. Preliminary development plans for the proposed project were not available at the time of this report. If actual foundation conditions differ from those indicated above, the recommendations of this report will need to be re-evaluated and are subject to change.

Given that there are no grading plans available, we have assumed that the final surface elevations will not vary significantly from existing site grades. The site grading and foundation plans should be provided to the Project Geotechnical Engineer for review. The recommendations in this report are subject to change based upon review of the site grading and foundation plans.

1.2 PURPOSE AND SCOPE OF WORK

1.2.1 Purpose

The purpose of this report is to evaluate the subsurface conditions at the Site and provide geotechnical recommendations for design and construction of the proposed project. This report has been prepared in general accordance with accepted geotechnical engineering principles and in general conformance with the approved proposal.

1.2.2 Scope of Work

Our scope of work consisted of the following:

- Perform a site reconnaissance to evaluate general geotechnical and site conditions,
- Perform a field subsurface exploration program consisting of drilling 7 hollow stem auger borings,
- Conduct field electrical resistivity testing at 4 locations,
- Perform geotechnical laboratory tests on selected samples,

- Perform geotechnical engineering analyses, and
- Preparation of this geotechnical investigation report for the proposed project.

2. FIELD INVESTIGATION

2.1 PRE-DRILLING PROCEDURES

DigAlert (Underground Service Alert of Southern California) was notified before commencing subsurface exploration activities to identify underground utilities that could conflict with the proposed borings. In addition, a private utility locator was retained, and the upper five feet were hand augered to clear the boring locations for potential conflicts with underground utilities.

2.2 DRILLING OPERATIONS

Seven test borings (B1 through B7) were drilled using a CME-85 drill rig equipped with hollow-stem augers (HSA) on October 7, 2021, by ABC Liovin Drilling Inc. (ABC). Soil borings were advanced to depths ranging from approximately 21.5 (HSA borings B1 through B3 and B5 through B7) to 51.5 (HSA boring B4) feet below the existing ground surface (bgs), and their approximate locations are shown on the Subsurface Exploration Map, Figure 3. Drilling refusal was encountered at a depth of approximately 20.5 feet in boring B2 and 26 feet in boring B4. The borings were logged by a Stantec field geologist, who also collected samples of the materials encountered for examination and laboratory testing.

2.3 SAMPLING

Relatively undisturbed samples were obtained from the HSA borings using a modified California (CAL) sampler, which is a ring-lined split tube sampler with a 3-inch outer diameter and 2½-inch inner diameter. CAL sampling followed ASTM D3550 (Standard Practice for Ring-Lined Barrel Sampling of Soils) procedures. Disturbed samples were obtained using a Standard Penetration Test (SPT) sampler, which is a split tube sampler with a 2-inch outer diameter and 1⅜-inch inner diameter. SPTs were performed in general accordance with ASTM D1586 (Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils), and D6066 (Standard Practice for Determining the Normalized Penetration Resistance of Sands for Evaluation of Liquefaction Potential). Disturbed bulk samples were also obtained from the drill cuttings and hand auger boring.

The CAL and SPT samplers were driven with a 140-pound weight dropping 30 inches. The number of blows per 6-inch increment is noted on the boring logs. ABC provided a report (SPT, 2021) which indicates the average hammer energy efficiency on the drill rig used at the project was 71%.

Samples were classified in the field using the Unified Soil Classification System (USCS), in accordance with ASTM D2488 (Standard Practice for Description and Identification of Soils [Visual-Manual Method]) procedures. The laboratory testing confirmed or modified field classifications as necessary for presentation on the boring logs. Soil samples were removed from the samplers, placed in appropriate containers, and transported in accordance with ASTM D4220 (Standard

Practice for Preserving and Transporting Soil Samples). Upon completion, borings were backfilled with grout. The boring logs are included in Appendix A.

2.4 SOIL ELECTRICAL RESISTIVITY TESTING

A soil electrical resistivity study was conducted by Atlas Technical Consultants (ATC), which included collection of electrical resistivity data at the site, compilation and analysis of the data collected, and preparation of the data report as included in Appendix C of this report. Specifically, ATC conducted two crossing, nearly orthogonal resistivity soundings at four locations (R-1 through R-4) onsite for a total of eight lines. The roughly northeast-southwest trending lines are given an "a" designation (e.g., R-1a) and the roughly northwest-southeast lines are given a "b" designation (e.g., R-1b). In Appendix C, Figure 2 illustrates the approximate sounding locations, and Figure 3 illustrates the conditions in the study areas. A summary of the findings is provided in Section 7.3.

The data were collected in general accordance with ASTM G57 using an Advanced Geosciences, Inc. (AGI) MiniSting earth resistivity meter and four steel electrodes in a Wenner configuration. Soil resistance measurements were collected at electrode spacing distances of 2.5, 5, 10, 20, and 50 feet, along the two lines with the middle of each sounding generally located at a common center point. The stainless-steel electrodes were hammered into place and the soils surrounding the electrodes were moistened with saline water where necessary.

3. LABORATORY TESTING

The following laboratory tests were performed in general accordance with ASTM and California Test procedures:

Table 1. Summary of Laboratory Tests

Type of Test	ASTM Designation	Number Performed
Sieve Analysis	ASTM D422 and ASTM C136	7
#200 Wash	ASTM D1140	3
Atterberg Limits	ASTM D4318	2
Direct Shear	ASTM D3080	7
Maximum Dry Density and Optimum Moisture Content (Modified Proctor)	ASTM D1557	3
Chemical Tests for Corrosion Potential	CA DOT test methods	3
Thermal Resistivity	ASTM D5334	4

The complete laboratory report is presented in Appendix B.

4. GEOLOGIC SETTING AND SITE CONDITIONS

4.1 REGIONAL GEOLOGY

The site is located in the Peninsular Ranges geologic province which consists of a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Site resides in the portion of the province drained by surface runoff toward Bear Creek.

Geologic mapping presented in the United States Geological Survey (USGS) San Bernardino & Santa Ana 30' x 60' Quadrangle (USGS, 2006) indicates the site is underlain by Quaternary Sandstone Member deposits. Literature from USGS indicates the Sandstone Member deposits consist of Pleistocene sandstone containing cobble to boulder conglomerate beds.

4.2 SURFACE CONDITIONS

The project Site is approximately 3 acres in size and is occupied by vacant land. The project Site is bound by Clinton Keith Road followed by vacant land to the southeast, Grand Avenue followed by vacant land and single-family homes to the southwest, single-family homes and vacant land to the northwest, and a retail landscape materials business to the northeast.

The Site is generally flat and slopes downward from northwest to southeast. Based on Google Earth®, the ground surface of the Site is at an approximate elevation of 1,197 to 1,202 feet (WGS84 Datum).

4.3 SUBSURFACE CONDITIONS

The materials encountered in our borings are consist of with Quaternary Young Alluvial Valley (Qyv) deposits. A brief description of the subsurface conditions is provided in this section. Detailed descriptions of the subsurface conditions are provided in the boring logs included in Appendix A.

A description of the mapped soil units is provided below.

Quaternary Young Alluvial Valley (Qyv) Deposits – The near surface soils are mapped as Quaternary Sandstone Member deposits of Pleistocene age. However, the soils appear to be young alluvial valley deposits (Qyv) of Holocene and Late Pleistocene age. The deposits encountered consist of sand with variable amounts of silt and gravel (USCS: SP-SM, SM, SC), clay with variable amounts of sand (USCS: CL), and silt with variable amounts of sand (USCS: ML) to depths ranging from 18 to 25 feet below the ground surface (bgs). The sandy deposits were medium to dense to very dense and generally dry to moist. The clay and silt deposits were low in plasticity, stiff to hard in consistency, and moist to wet.

Heterogeneous Granitic Rocks (Khg) – Below the alluvial deposits in two soil borings (B2 and B4), cretaceous age Heterogeneous Granitic Rock (Kgh) was encountered to a depth of approximately 20.5 and 26 feet bgs, at drilling refusal. The bedrock consisted of grandiorite and was dry, hard, and slightly weathered.

Groundwater - Groundwater was encountered during this investigation in three soil borings (B4 – B6) at depths ranging from 19.5 feet to 23 feet. Historical high depth to groundwater is approximately 10 feet bgs (CGS, 2018). Groundwater in the site vicinity appears to flow to the southeast toward Murrieta Creek. Groundwater levels may fluctuate in the future due to rainfall, irrigation, broken pipes, or changes in site drainage.

5. GEOLOGIC HAZARDS

5.1 FAULTING AND SURFACE FAULT RUPTURE

As in most parts of California, the Site is located in a seismically active area. The estimated closest distance from the Site to major nearby mapped active faults is presented in the table below.

The estimated distance of the Site to the nearest expected surface expression of an active fault is presented in the table below. The distance measurement was taken from a location in the middle of the site, which has a latitude of 33.808881°, and a longitude of -116.493477°.

Table 2. Faults in Site Vicinity

Fault	Distance (miles) [1]	Maximum Moment Magnitude [1]
Elsinore	0.4	7.9
San Jacinto	20.6	7.9
San Joaquin Hills	24.3	7.1
Chino	24.4	6.8
Newport Inglewood Connected	27.5	7.5

[1]Measured from 2008 National Seismic Hazard Maps – Source Parameters Website - USGS (USGS, 2008).

The Site is not located within a currently mapped Alquist-Priolo Special Studies Fault Zone (CDMG, 2002b). As noted above, the nearest active fault is the Elsinore fault, located approximately 0.4 miles northeast of the Site. No active faults are known to underlie or project toward the site. Therefore, the probability of surface fault rupture at the site from a known active fault is considered low.

5.2 CALIFORNIA BUILDING CODE SEISMIC CRITERIA

A geologic hazard likely to affect the project is ground-shaking as a result of movement along an active fault zone in the vicinity of the Site. The seismic parameters in accordance with the 2019 California Building Code (CBC) are presented below:

Table 3. 2019 CBC Seismic Parameters and Peak Ground Acceleration

Parameter	Value
Site Coordinates	Latitude : 33.585297° Longitude : -117.254701°
Mapped Spectral Acceleration Value at Short Period: S_s	1.622g
Mapped Spectral Acceleration Value at 1-Second Period: S_1	0.604g
Seismic Site Classification	D
Short Period Site Coefficient: F_a	1.0
1-Second Period Site Coefficient: F_v	1.7
Site Class Adjusted Acceleration Value at Short Period: S_{MS}	1.622g

Table 3. 2019 CBC Seismic Parameters and Peak Ground Acceleration

Parameter	Value
Site Class Adjusted Acceleration Value at 1-Second Period: S_{M1}	1.027g
Design Spectral Response Acceleration at Short Periods: S_{DS}	1.082g
Design Spectral Response Acceleration at 1-Second Period: S_{D1}	0.688g
Peak Ground Acceleration adjusted for Site Class Effects: PGA_M	0.78g

ASCE 7-16 – Report generated through ASCE 7 Hazards Report website (ASCE, 2019) – accessed 11/15/21.

The values in Table 3 presume exemption 2 in Section 11.4.8 of ASCE 7-16 is applicable. If the project structural engineer determines exemption 2 does not apply, the values above will need to be reevaluated.

5.3 LIQUEFACTION AND DYNAMIC SETTLEMENT

Liquefaction is the transformation of a deposit of soil from a solid state to a liquefied state as a consequence of increased pore pressure and reduced effective stress. Often, this transformation results from the cyclic loading of an earthquake and the soil acquires "mobility" sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, saturated (below groundwater), and uniformly graded sands. The vast majority of liquefaction hazards are associated with sandy soils and silty soils of low plasticity. Cohesive soils with a plasticity index (PI) greater than 7 are generally not considered susceptible to soil liquefaction, although they can be subject to cyclic softening if they are soft enough, and if the seismic demand is relatively high.

The Site is not located in a California Geological Survey Liquefaction Hazard Zone. This zone is defined as areas where historical occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required.

The liquefaction potential and dynamic settlement were evaluated with the LiqSVs v1.3.3.1computer program (Geologismiki, 2018) using the SPT data. Liquefaction triggering methods developed by Idriss and Boulanger (2014) were used in our liquefaction evaluation. Our evaluation was based on the site class adjusted peak ground acceleration of 0.78g, as presented in Table 3, and an earthquake magnitude of 7.7, the modal earthquake magnitude from the 2014 USGS deaggregation website. The in-situ groundwater level of 19 feet bgs was used to evaluate the cyclic resistance ratio of the on-site soil, and the historical high groundwater depth of approximately 10 feet was used to evaluate the cyclic stress ratio for the design earthquake (CGS, 2018).

Medium dense to very dense granular soils and stiff to hard fine-grained soils are generally present from the ground surface to a depth of at least 26 feet at the site. Based on the denseness of granular soils and consistency of fine-grained soils, most of these soils in the top 26 feet are not considered susceptible to liquefaction. Our evaluation indicates that relatively significant portions of the alluvial valley deposits between 17 and 23 feet bgs are subject to liquefaction induced

settlement. Seismic induced surface settlement is estimated to be on the order of 1.3-inches. Differential settlement over a span of approximately 30 feet is estimated to be approximately half of the total settlement. The results of the liquefaction analyses using the LiqSVs software are provided in Appendix C - Liquefaction Analyses.

5.4 LIQUEFACTION-INDUCED LATERAL SPREADING

Liquefaction induced lateral spreading can occur in areas of sloping ground, or towards a free face. Given the relatively flat topography, distance to a free face, and low liquefaction susceptibility of soils, the potential for liquefaction-induced lateral spreading is considered low.

5.5 FLOODING, TSUNAMIS AND SEICHES

The Site is located within a FEMA Flood Zone X, which is an area of minimal flood hazard (FEMA, 2008). Therefore, damage due to flooding is considered low.

The Site is not located within a Tsunami Inundation Area; therefore, damage due to tsunamis is considered low.

5.6 EXPANSIVE SOILS

The near-surface soils (upper approximate 10 feet) have a low expansion potential. Our soil classifications and laboratory test results show that the near surface (upper 10 feet) samples tested are granular with low-plasticity fines. Accordingly, mitigation for expansive soils is not considered necessary for onsite soils at this Site.

If imported soils are used for earthwork, Stantec recommends that the proposed soils be tested for expansion potential prior to import. Imported soils should be approved by the Geotechnical Engineer before being imported.

6. CONCLUSIONS

Based on our field exploration, laboratory testing and engineering and geologic analyses, it is our opinion that the Site is suitable for construction of the proposed BESS improvements from a geotechnical engineering and engineering geology viewpoint; however, there are existing geotechnical conditions associated with the Site that warrant mitigation and/or consideration during the planning stages. The main geotechnical conclusions for the project are presented in the following paragraphs.

- Holocene and Late Pleistocene age alluvial valley deposits were encountered throughout the site and primarily consist of sand with variable amounts of silt and gravel (USCS: SP-SM, SM, SC), clay with variable amounts of sand (USCS: CL), and silt with variable amounts of sand (USCS: ML) to depths ranging from 18 to 25 feet below the ground surface (bgs). The sandy deposits were medium to dense to very dense and generally dry to moist. The clay and silt deposits were low in plasticity, stiff to hard in consistency, and moist to wet.

- Bedrock was encountered below the alluvial deposits in two soil borings (B2 and B4) at a depth of approximately 18 and 25 feet bgs. Formational material included cretaceous age Heterogeneous Granitic Rock (Kgh) and extended to drilling refusal, which was encountered at a depth of approximately 20.5 and 26 feet bgs. The bedrock consisted of grandiorite and was dry, hard, and slightly weathered.

- Groundwater was encountered during this investigation in three soil borings (B4 – B6) at depths ranging from 19.5 feet to 23 feet. Historical high depth to groundwater is approximately 10 feet bgs (CGS, 2018). Groundwater in the site vicinity appears to flow to the southeast toward Murrieta Creek. Groundwater levels may fluctuate in the future due to rainfall, irrigation, broken pipes, or changes in site drainage.

- Some clay layers between the ground surface and a depth of approximately 50 feet are potentially susceptible to seismically induced settlement. Our evaluation indicates that portions of the alluvial valley deposits between 17 and 23 feet bgs are subject to liquefaction induced settlement. Seismic induced surface settlement is estimated to be on the order of 1.3-inches. Differential settlement over a span of approximately 30 feet is estimated to be approximately half of the total settlement. The results of the liquefaction analyses using the LiqSVs software are provided in Appendix C - Liquefaction Analyses.

- A key seismic hazard for the project is ground shaking caused by regionally active faults during a seismic event. The structures are likely to experience ground shaking during their design life. Geotechnical recommendations presented in this report are intended to reduce the seismic risk to an "acceptable level", which means a level of

mitigation that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project (14 CCR 3721 (a)).

- No active faults are known to underlie or project toward the site. Therefore, the probability of surface fault rupture occurring at the site from a known active fault is considered low.

- The Site is located within a FEMA Flood Zone X, which is an area with minimal flood risk (FEMA, 2008). Therefore, damage due to flooding is considered low.

7. RECOMMENDATIONS

7.1 EARTHWORK

The following recommendations are provided regarding specific aspects of the proposed earthwork construction. These recommendations should be considered subject to revision based on Site layout, foundation loads, and additional geotechnical evaluation of the conditions observed by the Geotechnical Engineer during grading operations.

7.1.1 Site Preparation

Site preparation should begin with the removal of existing buried slabs and foundations, vegetation, highly organic soil, leach lines, septic tanks, and any other unsuitable materials, if found during grading. Existing underground utilities within the proposed construction areas, if any, should be completely removed and/or rerouted. Grading should conform to the guidelines presented in the 2019 California Building Code (CBC, 2019), as well as the pertinent requirements of the City of Wildomar and Riverside County.

7.1.2 Remedial Grading

Shallow Foundation Areas:

Existing soils should be excavated to a minimum depth of 3 feet below the bottom of the footings. The surface exposed by excavation should be scarified to a depth of 8 inches, moisture conditioned to within 3 percentage points of the optimum moisture content and compacted to 90 percent relative compaction based on the ASTM D1557 procedure. All references to optimum moisture content and relative compaction are based on this test method. Removal and replacement with compacted fill should extend at least three feet beyond the outside edge of the foundations.

The removed soils can be placed back in the excavation as compacted fill. The material should be replaced in 8-inch thick loose lifts, moisture conditioned to within 2 percentage points of optimum, and compacted to 90% relative compaction. Excavation, replacement, and compaction beneath shallow foundations should extend horizontally at least two feet beyond the outside edge of the footing areas unless constrained by property lines.

Concrete Pavement and Hardscape:

Remedial grading for pavement and hardscape areas should include removal of the existing soils to a depth of at least 12 inches below the existing ground surface or subgrade elevation, whichever is deeper. Subgrade elevation is defined as the top of soil elevation provided in the grading plan. The soil exposed at the base of the excavation should be scarified to a depth of 8

inches, and moisture conditioned to within 2 percentage points of the optimum moisture content. Hardscape subgrade should be compacted to at least 90% relative compaction. Pavement subgrade should be compacted to at least 90% relative compaction.

Field Observations:

The Geotechnical Engineer should check the bottom of excavations. If soft, loose, or otherwise unsuitable soils are encountered, the depth of removal may need to be extended.

7.1.3 Fill Placement and Compaction

Excavated materials determined by the Geotechnical Engineer to be satisfactory can be reused as compacted fill. We anticipate that the majority of the excavated materials can be re-used as compacted fill soils. The Geotechnical Engineer should approve the fill material before placement.

Where large compaction equipment is used, such as sheep's foot or smooth drum compactors, fill should be placed in 6- to 8-inch thick loose, horizontal lifts, moisture conditioned to within 2 percentage points of the optimum moisture content and compacted to at least 90% relative compaction. Thinner lifts will be required for smaller compaction equipment. The maximum dry density and optimum moisture content for the evaluation of relative compaction should be determined in accordance with ASTM D1557.

7.1.4 Yielding Subgrade Conditions

The soil encountered at the bottom of the remedial grading excavations can exhibit "pumping" or yielding if they become saturated in response to periods of significant precipitation, such as during the winter rainy season. If this occurs, corrective measures should be performed with oversight from the Geotechnical Engineer.

In order to help stabilize the yielding subgrade soils within the bottom of the removal areas, the contractor can consider the placement of stabilization fabric or geo-grid over the yielding areas, depending on the relative severity of the yielding.

Mirafi 600X (or approved equivalent) stabilization fabric may be used for areas with low to moderate yielding conditions. Geo-grid such as Tensar TX-5 may be used for areas with moderate to severe yielding conditions. Uniform sized, ¾- to 2-inch crushed rock should be placed over the stabilization fabric or geo-grid. A 6- to 12-inch thick section of crushed rock will typically be necessary to stabilize yielding ground.

If significant voids are present in the crushed gravel, a filter fabric should be placed over the crushed gravel to prevent migration of fines into the gravel and thus potential settlement of the overlying fill. Fill soils, which should be placed and compacted in accordance with the recommendations presented herein, should then be placed over the fabric or geo-grid until

design grades are reached. The crushed gravel and stabilization fabric or geo-grid should extend at least 5 feet laterally beyond the limits of the yielding areas.

7.1.5 Dewatering

Groundwater was encountered during this investigation in three soil borings (B4 through B6) at depths ranging from 19.5 feet to 23 feet. Given the anticipated shallow foundations, we do not anticipate that groundwater will be a significant consideration for this project.

7.1.6 Expansive Soil

The near-surface soils (approximately upper 10 feet) have a low expansion potential. Our soil classifications and laboratory test results show that the near surface (upper 10 feet) samples tested are granular with low-plasticity fines. Accordingly, mitigation for expansive soils is not considered necessary at this Site. The grading and foundation recommendations presented in this report reflect a low expansion potential.

7.1.7 Imported Material

Imported materials, if used for fill, should be predominately granular, contain no rocks or lumps greater than 3 inches in maximum dimension, and have an Expansion Index less than 20, and a Plasticity Index less than 15. Imported materials should be reviewed and approved by the Geotechnical Engineer before being brought to the Site.

7.1.8 Site Excavation Characteristics

During the recent geotechnical investigation, the soil boreholes were drilled using a truck-mounted, hollow stem auger drill rig. As the drilling was completed with moderate effort, conventional earth moving equipment should be capable of performing the excavations required for site development.

7.1.9 Oversized Material

Excavations may generate oversized material. Oversized material is defined as rocks or cemented clasts greater than 3 inches in largest dimension. Oversized material should be broken down to no greater than 3 inches in largest dimension for use in fill or be removed from the Site.

7.1.10 Temporary Excavations

The existing native soils can be considered Type C for excavation in accordance with OSHA and Cal-OSHA requirements. Temporary excavations should be shored or excavated with a slope not steeper than 1.5:1 (horizontal to vertical) in accordance with OSHA and Cal-OSHA requirements.

The excavations should be inspected daily by the contractor's Competent Person before personnel are allowed to enter the excavation. Any zones of potential instability, sloughing or raveling should be brought to the attention of the Geotechnical Engineer and corrective action implemented before personnel begin working in the excavation. Excavated soils should not be stockpiled behind temporary excavations within a distance equal to the depth of the excavation.

The project geotechnical engineer should be notified if other surcharge loads are anticipated so that lateral load criteria can be developed for the specific situation. If temporary slopes are to be maintained during the rainy season, berms are recommended near the tops of slopes to prevent runoff water from entering the excavation and eroding the slope faces.

7.1.11 Pipelines

Typical pipe bedding as specified in the Standard Specifications for Public Works Construction (GREENBOOK) may be used. As a minimum, it is recommended that pipe be supported on at least 4 inches of granular bedding material, such as 3/4-inch rock or clean coarse sand with less than 5 percent fines and a sand equivalent of 40 or more as evaluated by ASTM D2419.

The bedding should extend from the bottom of the trench to at least 1 foot above the top of the pipe. Sand bedding should be mechanically compacted to at least 90 percent relative compaction. Jetting of sand bedding should not be permitted.

Onsite material, imported select material, or 2-sack cement/sand slurry may be used as backfill in trenches above the pipe bedding. The material selected should match the engineering characteristics of the soils adjacent to the trench. Utility trench backfill beneath structures and hardscape should be compacted to at least 90% relative compaction.

The modulus of soil reaction (E') is used to characterize the stiffness of soil backfill placed along the sides of buried flexible pipelines. For the purpose of evaluating deflection due to the load associated with trench backfill over the pipe, a value of 1,500 pounds per square inch (lbs/in^2) is recommended for the general site conditions assuming granular bedding material (sand or gravel) is placed around the pipe.

7.1.12 Surface Drainage

Final surface grades around structures should be designed to collect and direct surface water away from the structure and toward appropriate drainage facilities. The ground around the structure should be graded so that surface water flows rapidly away from the structure without ponding. In general, we recommend that the ground adjacent to the structure slope away at a gradient of at least 2%. Densely vegetated areas where runoff can be impaired should have a minimum gradient of at least 5% within the first 5 feet from the structure. Roof gutters with downspouts that discharge directly into a closed drainage system are recommended on structures. Drainage patterns established at the time of fine grading should be maintained

throughout the life of the proposed structures. Site irrigation should be limited to the minimum necessary to sustain landscape growth. Should excessive irrigation, impaired drainage, or unusually high rainfall occur, saturated zones of perched groundwater can develop. Saturated soil zones may result in increased maintenance and could impact structure stability.

7.1.13 Grading Plan Review

Stantec should review the grading plans and earthwork specifications to ascertain whether the intent of the recommendations contained in this report have been implemented, and that no revised recommendations are needed due to changes in the development scheme.

7.2 FOUNDATIONS

7.2.1 Shallow Foundations

To mitigate seismically induced settlement, we recommend the new structures should be constructed with a stiffened foundation system in combination with a recompacted fill mat. The stiffened foundation system should consist of a rigid mat, post-tensioned slab, or a waffle foundation system tied together with grade beams.

If a rigid mat foundation is used, the mat slab should extend at least 12 inches below the adjacent ground surface. The mat thickness should be determined by the structural engineer. The mat can be designed assuming an allowable bearing pressure of 2,500 pounds per square foot for dead plus live loads, with a one-third increase for all loads including wind or seismic. This allowable bearing pressure is a net value; therefore, the weight of the mat can be neglected for design purposes. The mat should be integrally connected to all portions of the structure, so the entire foundation system moves as a unit. The mat should be reinforced with top and bottom steel in both directions to allow the foundation to span local irregularities that may result from potential differential settlement. As a minimum, we recommend that the mat be reinforced with sufficient top and bottom steel to span as a simple beam an unsupported distance of at least 10 feet. The mat can be designed using a modulus of subgrade reaction, Kv1, of 250 pounds per cubic inch. The actual modulus of subgrade reaction would need to be adjusted for the plan dimensions of the mat.

We recommend incorporating flexible utility connections to the buildings to accommodate the estimated total and differential settlements.

7.2.2 Drilled Pier Foundations

To accommodate seismically-induced settlement, we recommend all drilled pier column footings consist of reinforced concrete drilled piers having a minimum diameter or width of 2.0 feet and embedded a minimum depth of 7 feet bgs. Based on these assumptions and the anticipated subsurface conditions, an allowable bearing pressure of 4,000 psf may be used in the design. For

resistance to transient lateral loads, such as earthquake and wind loads, the aforementioned allowable bearing capacity may be increased by one-third.

7.2.3 Foundation Settlement

The following static and seismic foundation settlements are estimated.

Static Settlement: Less than 1-inch total settlement
½ inch differential settlement over 30 feet

Seismic Settlement: 1.3-inches total settlement
0.7-inches differential settlement over 30 feet

7.2.4 Lateral Resistance

Lateral loads will be resisted by friction between the bottoms of footings and passive pressure on the faces of footings and other structural elements below grade. An allowable coefficient of friction of 0.30 can be used.

Passive pressure can be computed using an equivalent fluid pressure of 360 lbs/ft^3 for level ground conditions. Active pressure can be computed using an equivalent fluid pressure of 40 lbs/ft^3 for level ground conditions. Reductions for sloping ground should be made. The upper 1 foot of soil should not be relied on for active or passive support unless the ground is covered with pavements or slabs.

These pressures are based on level ground conditions in front and behind the foundation with no surcharge loads within 10 feet. The earth pressures indicated above do not include a safety factor; therefore, the design should include an appropriate safety factor for the overall performance of the system.

7.2.5 Foundation Plan Review

Stantec should review the foundation plans to ascertain that the intent of the recommendations in this report has been implemented and that revised recommendations are not necessary as a result of changes after this report was completed.

7.2.6 Foundation Excavation Observations

A representative working under direct supervision of the Geotechnical Engineer should observe the foundation excavations prior to forming or placing reinforcing steel.

7.3 CORROSION POTENTIAL

Three samples of the onsite soils were tested to provide a preliminary indication of the corrosion potential of the onsite soils. The test results are presented in Appendix B. A brief discussion of the corrosion test results is provided in the following text.

- The samples tested had a soluble sulfate concentration ranging from 33 to 45 parts per million (ppm), which indicates the samples have a low sulfate corrosion potential relative to concrete. It should be noted that soluble sulfate in the irrigation water supply, and/or the use of fertilizer may cause the sulfate content in the surficial soils to increase with time. This may result in a higher sulfate exposure than that indicated by the test results reported herein. Studies have shown that the use of improved cements in the concrete, and a low water-cement ratio will improve the resistance of the concrete to sulfate exposure.

- The samples tested had a chloride concentration ranging from 23 ppm to 62 ppm, which indicates the sample has a negligible chloride corrosion potential relative to metal.

- The samples tested had a saturated resistivity ranging from 1,715 to 2,644 ohm-cm, which indicates the samples are moderately to severely corrosive.

- The sample tested had a pH ranging from 7.7 to 8.1, which indicates the samples are slightly alkaline.

Field Wenner four-point resistivity testing was conducted by Atlas Technical Consultants (ATC) at the Site. The results of the field resistivity testing indicate variable corrosion potential in the subsurface profile (Appendix C). In general, the resistivity decreases (higher corrosion potential) with increasing water content and salt concentration. In dry arid environments like that of the Site, seasonal low moisture content in near surface soils and evapotranspiration are important factors influencing corrosion potential of the soil profile. The field data (Appendix C) indicate relatively low to moderate (1,472 to 18,009 ohm-cm) and apparent low corrosion severe potential to ferrous metal in the near surface materials to a depth of at least 20 feet (note: the depth of the measured average resistivity in the soil profile is assumed to be equivalent to the probe spacing). Laboratory testing on saturated samples showed similar corrosion potential.

Caltrans currently considers a site to be corrosive to foundation elements if one or more of the following conditions exist: Chloride concentration is greater than or equal to 500 ppm, sulfate concentration is greater than or equal to 1,500 ppm, or the pH is 5.5 or less (Caltrans, 2012).

Proposed import fill materials should be tested to evaluate their corrosion potential prior to being imported to the site.

7.4 PRELIMINARY PAVEMENT DESIGN

7.4.1 Asphalt Concrete Pavement

Tentative driveway structural sections were developed based on the visual onsite soil classifications and an estimate of the anticipated traffic loading. The design below applies to driveway sections supported by the existing onsite soils.

An R-value of 10 has been assumed for preliminary design of pavement sections based on one laboratory test of the on-site material in the upper 5 feet. The actual R-value of the subgrade soils should be determined after grading to provide final pavement design. Flexible pavement sections have been calculated in general conformance with Caltrans guidelines. The project civil engineer and owner should review the pavement designations to determine appropriate locations for pavement thickness. Based on an assumed R-value of 10, the following pavement structural sections have been calculated.

Table 4. Flexible Pavement Sections

Traffic Type	Traffic Index	Asphalt Concrete (inches)	Aggregate Base* (inches)
Automobile Parking	5.0	3	9
Automobile Drive Lanes	5.5	3	11
Medium Truck Traffic	6.0	4	11.5
Heavy Truck Traffic	7.0	4.5	14

*Aggregate Base should conform to Class 2 Aggregate Base in accordance with the Caltrans Standard Specifications or Crushed Miscellaneous Base in accordance with the Standard Specifications for Public Works Construction.

Prior to placing base materials, the upper 12 inches of the subgrade soil should be scarified, moisture conditioned to slightly above the optimum moisture content, and recompacted to a dry density of at least 95% of the laboratory maximum. The base material should also be compacted to slightly above the optimum moisture content and a dry density of at least 95% of the laboratory maximum. Asphalt concrete should be compacted to at least 95% of the laboratory Hveem density in accordance with ASTM D2726.

Rigid concrete pavement (described below) should be placed in driveway entrance aprons and trash bin loading/storage areas. Concrete pavement design is provided in the following section.

7.4.2 Concrete Pavement

Concrete pavements have been calculated in general conformance with the procedure recommended by the American Concrete Institute (ACI 330R-08) using the parameters presented in Table 5. The following design parameters were used in our analyses.

Table 5. Concrete Pavement Parameters

Design Parameter	Value
Modulus of Subgrade Reaction (k)	50 pci
Modulus of Concrete Rupture (M_R)	550 psi
Concrete Compressive Strength	3,700 psi
Traffic Categories (TC)	A and C
Average Daily Truck Traffic (ADTT)	10 and 100

Based on the parameters above, we recommend the following minimum concrete pavement thickness.

Table 6. Recommended Concrete Pavement Sections

Traffic Type	Pavement Thickness (inches)	Aggregate Base (inches)
Automobile Parking and Driveways (TC = A)	6	6
Heavy Truck Traffic and Fire Lane Areas (TC = C)	8	6

The project civil engineer should confirm whether the assumed ADTT is appropriate for the anticipated traffic level. Concrete compressive strength for pavement should be at least 3,700 psi. Minimum reinforcement should consist of #3 bars on 24-inch centers. Crack control joints should be placed in accordance with the American Concrete Institute (ACI) guidelines.

Prior to placing concrete, the upper 12 inches of the subgrade soil should be scarified, moisture conditioned to slightly above the optimum moisture content, and recompacted to a dry density of at least 95% of the laboratory maximum.

7.5 POST INVESTIGATION SERVICES

Post investigation services are an important and necessary continuation of this investigation, and it is recommended that Stantec be retained as the Geotechnical Engineer to perform such services. Final project grading and foundation plans, foundation details and specifications should be reviewed by Stantec prior to construction to ascertain that the intent of the recommendations presented herein have been applied to the design. Following review of plans and specifications, observation during construction should be performed to correlate the findings of this exploration with the actual subsurface conditions exposed.

8. CLOSURE

Our conclusions, recommendations, and discussions presented herein are based upon an evaluation and interpretation of the findings from the field and laboratory programs, with interpolation and extrapolation of subsurface conditions between and beyond the exploration locations. This report contains information that is valid as of the report's date and to the extent directly known to Stantec. However, conditions can change with the passage of time or construction subsequent to this report's preparation that may invalidate, either partially or wholly, the conclusions and recommendations presented herein.

Inherent in most projects performed in the heterogeneous subsurface environment, continuing subsurface explorations and analyses may reveal conditions that are different than those described in this report. The findings and recommendations contained in this report were developed in accordance with generally accepted, current professional principles and practice ordinarily exercised, under similar circumstances, by geotechnical engineers and engineering geologists practicing in this locality. No other warranty, express or implied, is made.

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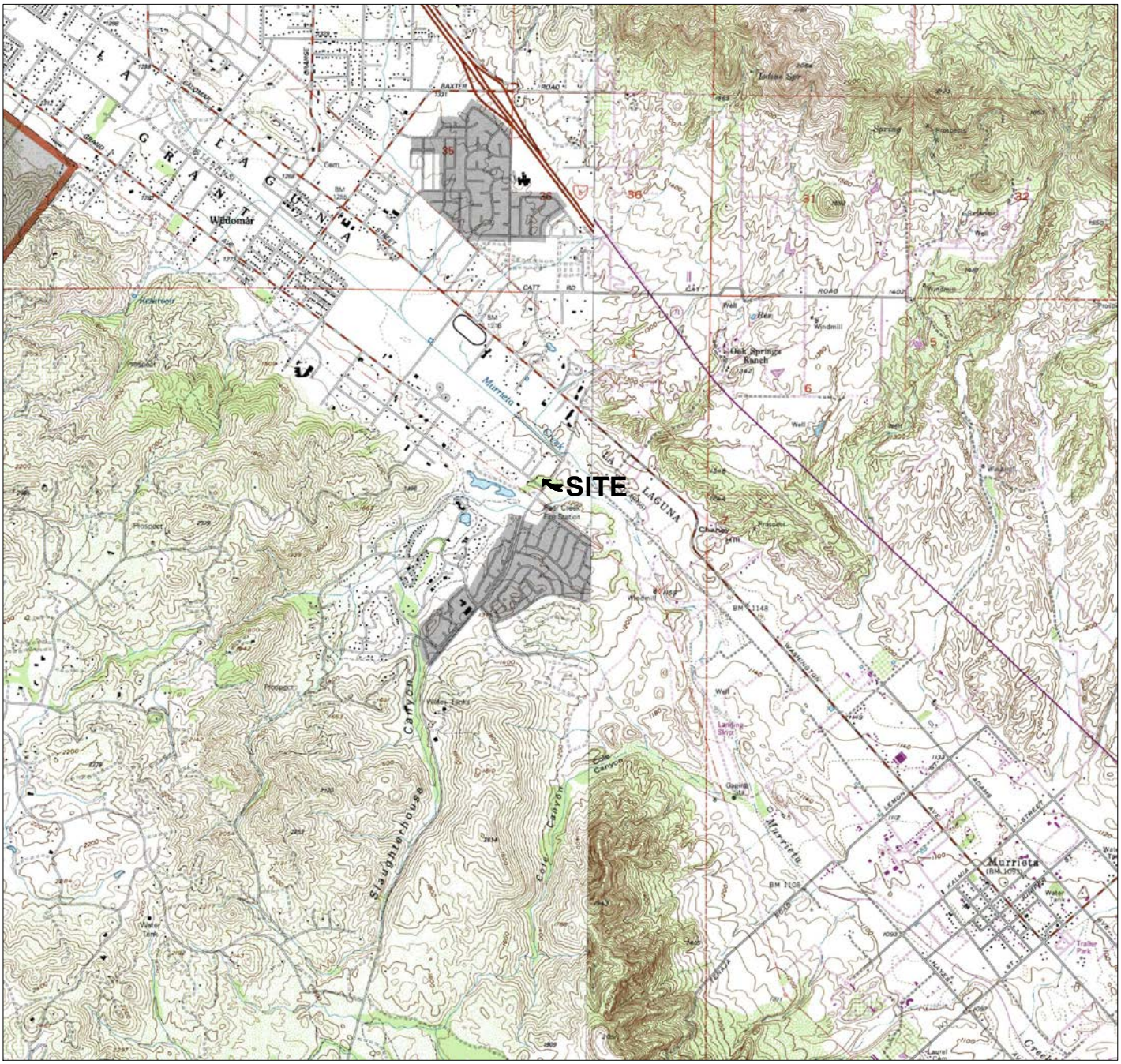
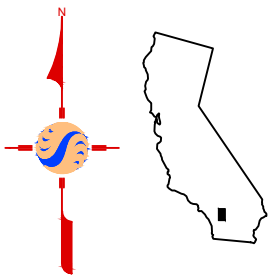
FIGURES





CALIFORNIA

2 1 0 2

SCALE IN MILE

2000 0 2000 4000 6000 8000 10000 12000 14000

SCALE IN FEET

REFERENCE: USGS 7.5 X 15 MINUTE QUADRANGLE; WILDOMAR, CA 1997

Stantec

735 E CARNEGIE DRIVE, SUITE 280
SAN BERNARDINO, CA 92408
PHONE: (909) 335-6116 FAX: (909) 335-6120

FOR:
CHIQUITO BATTERY ENERGY STORAGE SYSTEM PROJECT
NEAR NEC CLINTON KEITH ROAD AND GRAND AVENUE
WILDOMAR, CALIFORNIA

SITE LOCATION MAP

FIGURE: 1

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
185805178	JEF	JEF	JEF	11/5/2021

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EXPLANATION

APPROXIMATE PROJECT BOUNDARY

N

0 300 600

APPROXIMATE SCALE (FEET)

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NEAR NEC CLINTON KEITH ROAD AND GRAND AVENUE
WILDOMAR, CALIFORNIA

SITE VICINITY MAP

FIGURE: 2

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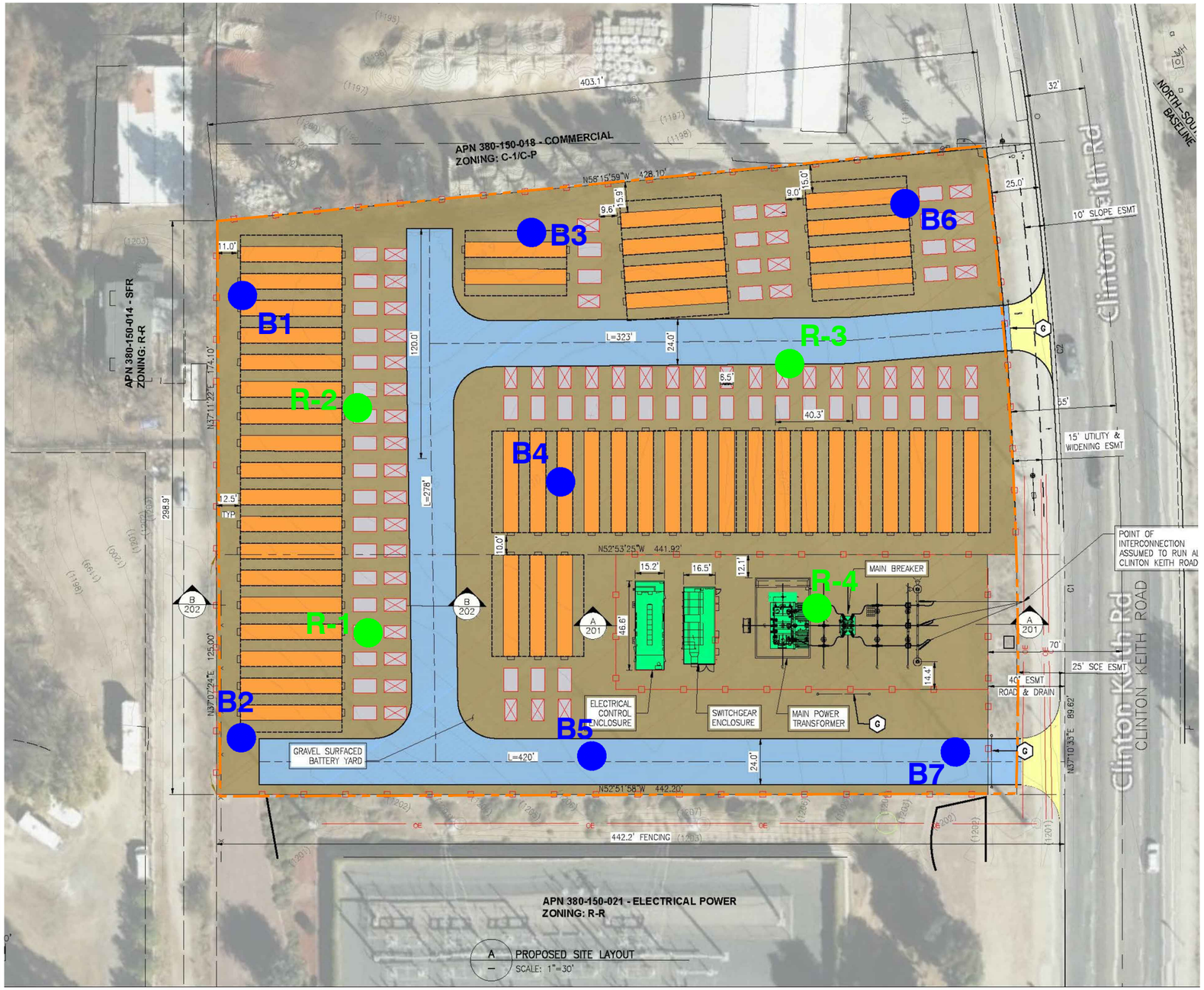

EXPLANATION

- APPROXIMATE PROJECT BOUNDARY
- B7 ● APPROXIMATE GEOTECHNICAL SOIL BORING LOCATIONS
- R-4 ● APPROXIMATE ELECTRICAL RESISTIVITY TEST LOCATIONS

0 60 120

APPROXIMATE SCALE (FEET)

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SUBSURFACE EXPLORATION MAP

FIGURE: 3

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185805178	JEF	JEF	JEF	11/5/2021

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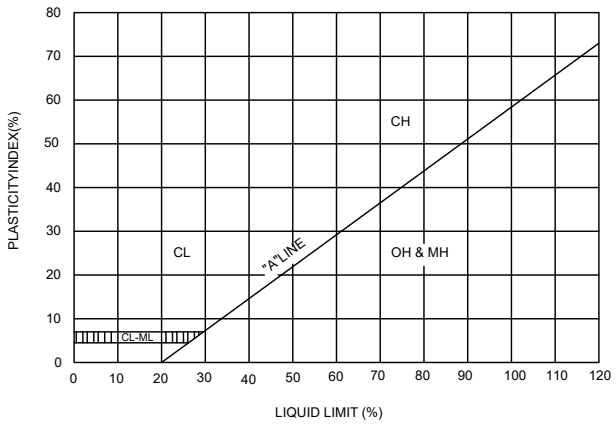
APPENDIX A
BORING LOGS

UNIFIED SOIL CLASSIFICATION (ASTM D-2487)

MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS >50% RETAINED ON NO. 200 SIEVE	GRAVELS >50% OF COARSE FRACTION RETAINED ON NO 4. SIEVE	*CLEAN GRAVELS <5% FINES	Cu>4 AND 1<Cc<3	GW	WELL-GRADED GRAVEL
			Cu>4 AND 1>Cc>3	GP	POORLY-GRADED GRAVEL
		*GRAVELS WITH FINES >12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS >50% OF COARSE FRACTION PASSES ON NO 4. SIEVE	*CLEAN SANDS <5% FINES	Cu>6 AND 1<Cc<3	SW	WELL-GRADED SAND
			Cu>6 AND 1>Cc>3	SP	POORLY-GRADED SAND
		*SANDS AND FINES >12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS >50% PASSES NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT<50	INORGANIC	PI>7 AND PLOTS>"A" LINE	CL	LEAN CLAY
			PI>4 AND PLOTS<"A" LINE	ML	SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT>50	INORGANIC	PI PLOTS >"A" LINE	CH	FAT CLAY
			PI PLOTS <"A" LINE	MH	ELASTIC SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR		PT	PEAT

* Dual symbols required for fines content between 5% and 12%

PLASTICITY CHART



SAMPLER TYPES

- SPT
- Modified California (2.5" I.D.)
- Rock Core
- Shelby Tube
- No Recovery
- Grab Sample

ADDITIONAL TESTS

COR	-	CHEMICAL ANALYSIS (CORROSIVITY)	PI	-	PLASTICITY INDEX
CD	-	CONSOLIDATED DRAINED TRIAXIAL	EI	-	EXPANSION INDEX
CN	-	CONSOLIDATION	TC	-	CYCLIC TRIAXIAL
CU	-	CONSOLIDATED UNDRAINED TRIAXIAL	TV	-	TORVANE SHEAR
DS	-	DIRECT SHEAR	UC	-	UNCONFINED COMPRESSION
PP	-	POCKET PENETROMETER (TSF)	(1.5)	-	(WITH SHEAR STRENGTH IN KSF)
#200	-	Percent Passing #200 SIEVE			
RV	-	R-VALUE	UU	-	UNCONSOLIDATED UNDRAINED TRIAXIAL
SA	-	SIEVE ANALYSIS: % PASSING			
▼	-	WATER LEVEL			

PENETRATION RESISTANCE (RECORDED AS BLOWS / FOOT)				
SAND & GRAVEL		SILT & CLAY		
RELATIVE DENSITY	BLOWS/FOOT*	CONSISTENCY	BLOWS/FOOT*	STRENGTH** (KSF)
VERY LOOSE	0 - 4	VERY SOFT	0 - 2	0 - 0.25
LOOSE	4 - 10	SOFT	2 - 4	0.25 - 0.5
MEDIUM DENSE	10 - 30	MEDIUM STIFF	4 - 8	0.5-1.0
DENSE	30 - 50	STIFF	8 - 15	1.0 - 2.0
VERY DENSE	OVER 50	VERY STIFF	15 - 30	2.0 - 4.0
		HARD	OVER 30	OVER 4.0

* NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).

* * UNDRAINED SHEAR STRENGTH IN KIPS/SQ. FT. AS DETERMINED BY LABORATORY TESTING OR APPROXIMATED BY THE STANDARD PENETRATION TEST, POCKET PENETROMETER, TORVANE, OR VISUAL OBSERVATION.

LEGEND TO BORING LOGS AND SOIL DESCRIPTIONS

Stantec

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-1** PAGE 1 OF 1
NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 9.03"** LONGITUDE: **117° 15' 17.94"**
GROUND ELEV (ft): **1211** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-1-Bulk	MDD, CORR, TR			
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/2 very dark grayish brown; 10% fine gravel; 59% fine to coarse grained sand; 31% fines; dry; no petroleum hydrocarbon odor (PHCO); no staining.		B-1-2'	SA			
5			10YR 3/3 dark brown; 10% fine gravel; 50% fine to coarse grained sand; 40% fines; moist; very dense below 5 feet.		B-1-5'		20 31 42		5
					B-1-7'	DS	24 29 50-5"		
10		CL	**CLAY WITH SAND AND GRAVEL** ; CL; 10YR 3/3 dark brown; 20% fine gravel; 25% fine to coarse grained sand; 55% fines; moist; very stiff; low plasticity; no PHCO; no staining.		B-1-10'		10 12 16		10
15			10% fine gravel; 10% fine to coarse grained sand; 80% fines below 15 feet.		B-1-15'		13 16 33		15
20		SM	**SILTY SAND** ; SM; 10YR 3/2 very dark grayish brown; 90% fine to coarse grained sand; 10% fines; moist; medium dense; no PHCO; no staining.		B-1-20'		3 5 8		20
			Hole terminated at 21.5 feet.						

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-2** PAGE 1 OF 1

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.07"** LONGITUDE: **117° 15' 19.64"**
GROUND ELEV (ft): **1205** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **20.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-2-Bulk	TR			
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/3 dark brown; 5% gravel; 85% fine to coarse grained sand; 10% fines; moist; no petroleum hydrocarbon odor (PHCO); no staining.		B-2-2'	SA			
5		CL	**CLAY WITH SAND** ; CL; 10YR 4/3 brown; 35% fine to medium grained sand; 65% fines; moist; hard; low plasticity; no PHCO; no staining.		B-2-5'	DS, #200, AL	11 31 50-3"		5
			CLAY WITH SAND AND GRAVEL ; 5% fine gravel; 15% fine to coarse grained sand; 80% fines; moist; very stiff below 5 feet		B-2-7'		4 10 13		
10			**CLAY WITH SAND** ; 10% fine to coarse grained sand; 90% fines below 10 feet		B-2-10'		7 13 28		10
15			**CLAY WITH SAND AND GRAVEL** ; 5% fine gravel; 15% fine to coarse grained sand; 80% fines below 15 feet		B-2-15'		6 8 16		15
			HETEROGENEOUS GRANITIC ROCK (Khg) Grandiorite; hard; dry; slightly weathered						
20					B-2-20'		50-2"		20
			Refusal at 20.5 feet. Hole terminated at 20.5 feet.						

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-3** PAGE 1 OF 1

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 8.22"** LONGITUDE: **117° 15' 16.17"**
GROUND ELEV (ft): **1207** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)						
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 4/3 brown; 12% fine gravel; 58% fine to coarse grained sand; 30% fines; dry; no PHCO; no staining.		B-3-2'	SA			
5			Very dense below 5 feet		B-3-5'		18 36 50-5"		5
			2% fine gravel; 61% fine to coarse grained sand; 37% fines; medium dense below 7 feet		B-3-7'	DS, SA	12 27 33		
10		CL	**CLAY TRACE SAND** ; CL; 10YR 3/3 dark brown; 5% fine to medium grained sand; 95% fines; moist; very stiff; low plasticity; no PHCO; no staining.		B-3-10'		5 13 13		10
15					B-3-15'		9 23 41		15
20		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 4/3 brown; 10% fine gravel; 60% fine to coarse grained sand; 30% fines; wet; very dense; no PHCO; no staining.		B-3-20'		9 25 29		20
			Hole terminated at 21.5 feet.						

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-4** PAGE 1 OF 2
NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.07"** LONGITUDE: **117° 15' 16.93"**
GROUND ELEV (ft): **1209** TOC ELEV (ft):
INITIAL DTW (ft): **23.0** BOREHOLE DEPTH (ft): **26.0**
STATIC DTW (ft): **23.0** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
		QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-4-Bulk	MDD, CORR			
	SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/4 dark yellowish brown; 10% fine gravel; 70% fine to coarse grained sand; 20% fines; moist; no PHCO; no staining.		B-4-2'				
5	SP-SM	**POORLY GRADED SAND WITH SILT** ; SP-SM; 10YR 3/3 dark brown; 10% fine gravel; 80% fine to coarse grained sand; 10% fines; moist; very dense; no PHCO; no staining.		B-4-5'	DS	15 50-6"		5
	SM	**SILTY SAND TRACE GRAVEL** ; SM; 5% fine gravel; 45% fine to coarse grained sand; 50% fines; moist; medium dense; no PHCO; no staining.		B-4-7'		5 10 15		
10		**SILTY SAND WITH GRAVEL** ; 10% fine gravel; 70% fine to coarse grained sand; 20% fines below 10 feet		B-4-10'	DS	10 18 25		10
15	CL	**CLAY WITH SAND** ; CL; 5% fine to coarse grained sand; 95% fines; moist; very stiff; low plasticity; no PHCO; no staining.		B-4-15'		3 5 21		15
20		5% fine gravel; 10% fine to coarse grained sand; 85% fines; stiff below 20 feet		B-4-20'		3 5 20		20

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-4** PAGE 2 OF 2

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.07"** LONGITUDE: **117° 15' 16.93"**
GROUND ELEV (ft): **1209** TOC ELEV (ft):
INITIAL DTW (ft): **23.0** BOREHOLE DEPTH (ft): **26.0**
STATIC DTW (ft): **23.0** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
25			**HETEROGENEOUS GRANITIC ROCK (Khg)** Grandiorite; hard; dry; slightly weathered Refusal at 26 feet. Hole terminated at 26 feet.		B-4-25'		50-6"		25
30									30
35									35
40									40

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-5** PAGE 1 OF 1

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 5.85"** LONGITUDE: **117° 15' 17.83"**
GROUND ELEV (ft): **1207** TOC ELEV (ft):
INITIAL DTW (ft): **19.6** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **19.6** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)						
		ML	**SILT WITH SAND** ; ML; 10YR 3/3 dark brown; 2% fine gravel; 40% fine to coarse grained sand; 58% fines; dry; no PHCO; no staining.		B-5-2'	SA			
5		SC	**SAND WITH CLAY AND GRAVEL** ; SC; 10YR 3/2 very dark grayish brown; 5% fine gravel; 55% fine to coarse grained sand; 40% fines; moist; dense; no PHCO; no staining.		B-5-5'	#200, AL	11 21 24		5
					B-5-7'	DS	11 17 32		
10		CL	**CLAY WITH SAND** ; CL; 10YR 3/2 very dark grayish brown; 10% fine to medium grained sand; 90% fines; moist; very stiff; no PHCO; no staining.		B-5-10'		5 7 12		10
15					B-5-15'		9 29 50-5"		15
20			20% fine to medium grained sand; 80% fines below 20 feet		B-5-20'		7 18 50-5"		20
			Hole terminated at 21.5 feet.						

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-6** PAGE 1 OF 1
NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.21"** LONGITUDE: **117° 15' 14.18"**
GROUND ELEV (ft): **1204** TOC ELEV (ft):
INITIAL DTW (ft): **19** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **19** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-6-Bulk	TR			
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/3 dark brown; 30% fine gravel; 49% fine to coarse grained sand; 21% fines; dry; no\PHCO; no staining.		B-6-2'	SA			
5			Medium dense below 5 feet.		B-6-5'		12 12 9		5
		SC	**CLAYEY SAND** ; SC; 10YR 3/2 very dark grayish brown; 20% fine gravel; 65% fine to coarse grained sand; 15% fines; moist; medium dense; no PHCO; no staining.		B-6-7'		8 9 18		
10					B-6-10'	DS	4 9 21		10
15			10YR 3/3 dark brown; 25% gravel; 55% fine to coarse grained sand; 20% fines; dense below 15 feet.		B-6-15'		9 21 19		15
20			Medium dense below 20 feet.		B-6-20'		4 12 25		20
			Hole terminated at 21.5 feet.						

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-7** PAGE 1 OF 1
NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 4.78"** LONGITUDE: **117° 15' 16.07"**
GROUND ELEV (ft): **1206** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-7-Bulk	MDD, CORR, TR			
		SM	**SILTY SAND** ; SM; 10YR 4/3 brown; 11% fine gravel; 50% fine to coarse grained sand; 39% fines; dry; no PHCO; no staining.		B-7-1'	SA			
5		SC	**CLAYEY SAND** ; SC; 10YR 3/3 dark brown; 5% fine gravel; 53% fine to coarse grained sand; 42% fines; moist; dense; no PHCO; no staining.		B-7-5'	#200	11 12 18		5
			Medium dense below 7 feet		B-7-7'		7 7 18		
10		CL	**SANDY CLAY** ; CL; 10YR 3/6 dark yellowish brown; 5% fine gravel; 35% fine to coarse grained sand; 60% fines; moist; very stiff; no PHCO; no staining.		B-7-10'		7 12 15		10
15			5% fine gravel; 15% fine to coarse grained sand; 80% fines below 15 feet		B-7-15'		5 10 27		15
20		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/6 dark yellowish brown; 5% fine gravel; 70% fine to coarse grained sand; 25% fines; moist; very dense; no PHCO; no staining.		B-7-20'		37 50-6"		20
			Hole terminated at 21.5 feet.						

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

APPENDIX B
LABORATORY TEST RESULTS

Stantec

Gradation Analysis
ASTM D 422

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	Grab	Lab ID	B1-2'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Preparation Date	10-21-2021
Particle Shape		Test Date	10-22-2021
Particle Hardness			
Sample Dry Mass (g)	392.10		
Moisture Content (%)	4.1		

Analysis based on total sample.

Sieve Size	Grams Retained	% Retained	% Passing
1/2"	0.00	0.0	100.0
3/8"	13.40	3.4	96.6
No. 4	23.70	6.0	90.5
No. 8	30.60	7.8	82.7
No. 16	45.20	11.5	71.2
No. 30	37.40	9.5	61.7
No. 50	38.80	9.9	51.8
No. 100	41.00	10.5	41.3
No. 200	38.00	9.7	31.6
Pan	124.00	31.6	---

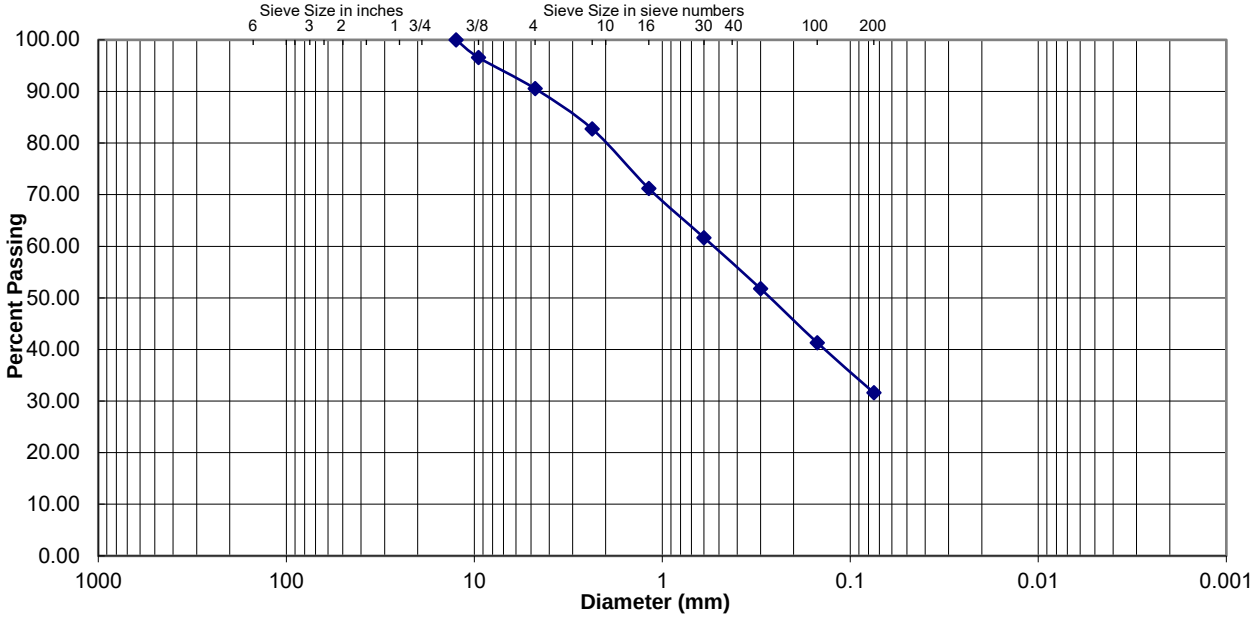
% Gravel	9.5
% Sand	58.9
% Fines	31.6
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification

Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By JF

Stantec

Gradation Analysis
ASTM D 422

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	Grab	Lab ID	B2-2'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Preparation Date	10-21-2021
Particle Shape		Test Date	10-22-2021
Particle Hardness			
Sample Dry Mass (g)	307.90	Analysis based on total sample.	
Moisture Content (%)	4.4		

Sieve Size	Grams Retained	% Retained	% Passing
3/8"	0.00	0.0	100.0
No. 4	9.40	3.1	96.9
No. 8	13.70	4.4	92.5
No. 16	18.80	6.1	86.4
No. 30	22.80	7.4	79.0
No. 50	26.40	8.6	70.4
No. 100	34.00	11.0	59.4
No. 200	39.00	12.7	46.7
Pan	143.80	46.7	---

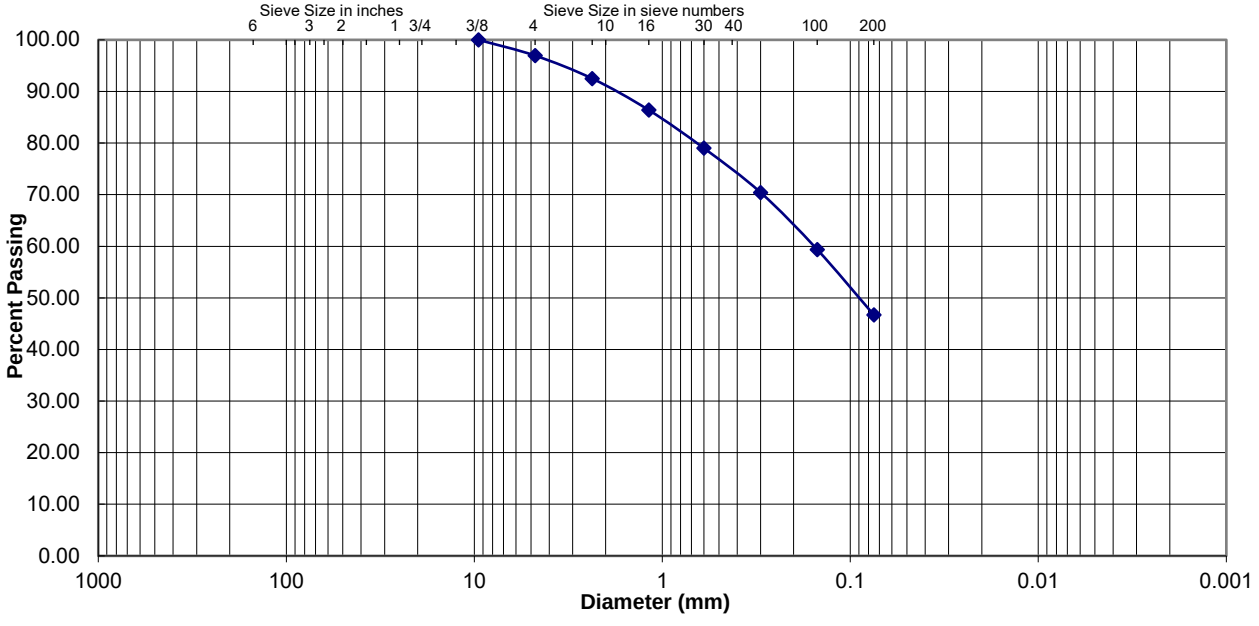
% Gravel	3.1
% Sand	50.2
% Fines	46.7
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification

Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By JF

Stantec

Materials Finer Than 75µm (No. 200) Sieve

ASTM D 1140

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	CalMod	Lab ID	B2-5'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Test Date	10-21-2021

Initial Sample Wet Mass (g)	231.50	Moisture Content (%)	9.9
Initial Oven Dry Sample Mass (g)	210.70		
Final Oven Dry Sample Mass (g)	72.80		
Materials Finer Than 75µm (No. 200) Sieve (g)	137.90		
Percent Finer Than 75µm (No. 200) Sieve (%)	65.4		

Comments

Reviewed By JF

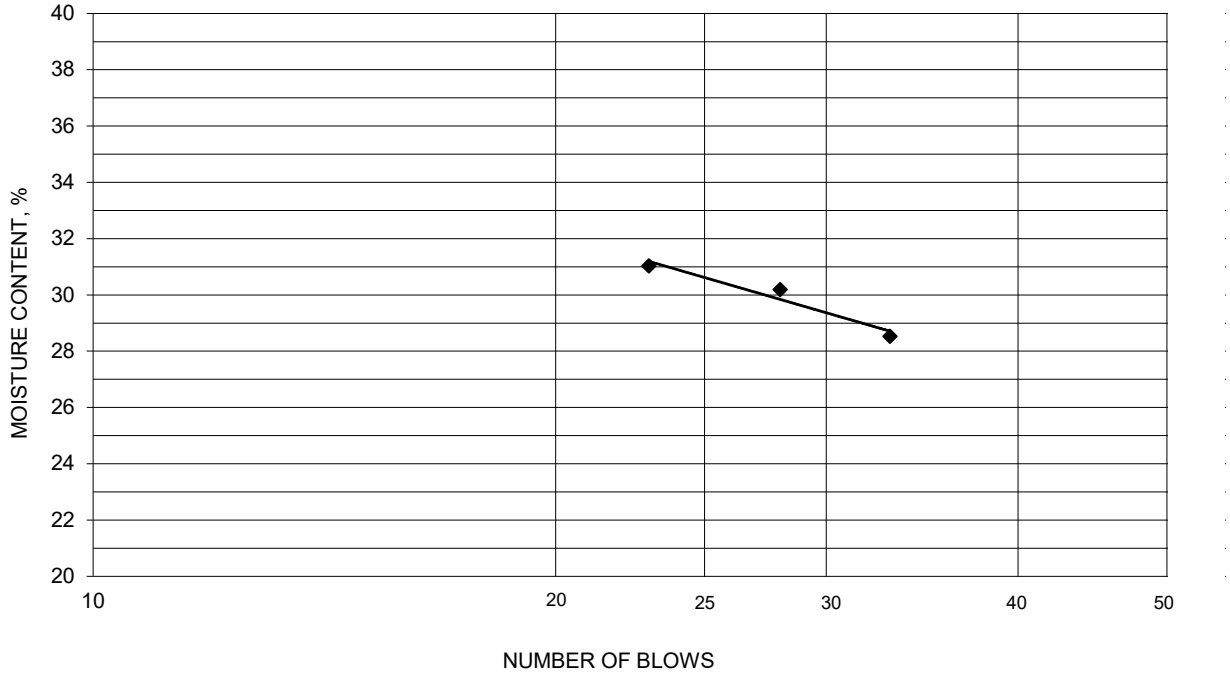
Stantec

ATTERBERG LIMITS

Project	Hecate Chiquito BESS			Project No.	185805178
Source	CalMod			Lab ID	B2-5'
Tested By	JP	Test Method	ASTM D 4318	% + No. 40	10
Test Date	02-25-2021	Prepared	Dry	Date Received	10-18-2021

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Number of Blows	Water Content (%)	Liquid Limit
17.49	16.60	13.48	33	28.5	
19.75	18.28	13.41	28	30.2	
19.72	18.28	13.64	23	31.0	31

Liquid Limit



PLASTIC LIMIT AND PLASTICITY INDEX

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Water Content (%)	Plastic Limit	Plasticity Index
19.73	18.85	13.74	17.2	17	14

Remarks: USCS Soil Type = Clay (CL)

Reviewed By JF

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B3-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 318.70
Moisture Content (%): 4.2

Analysis based on total sample.

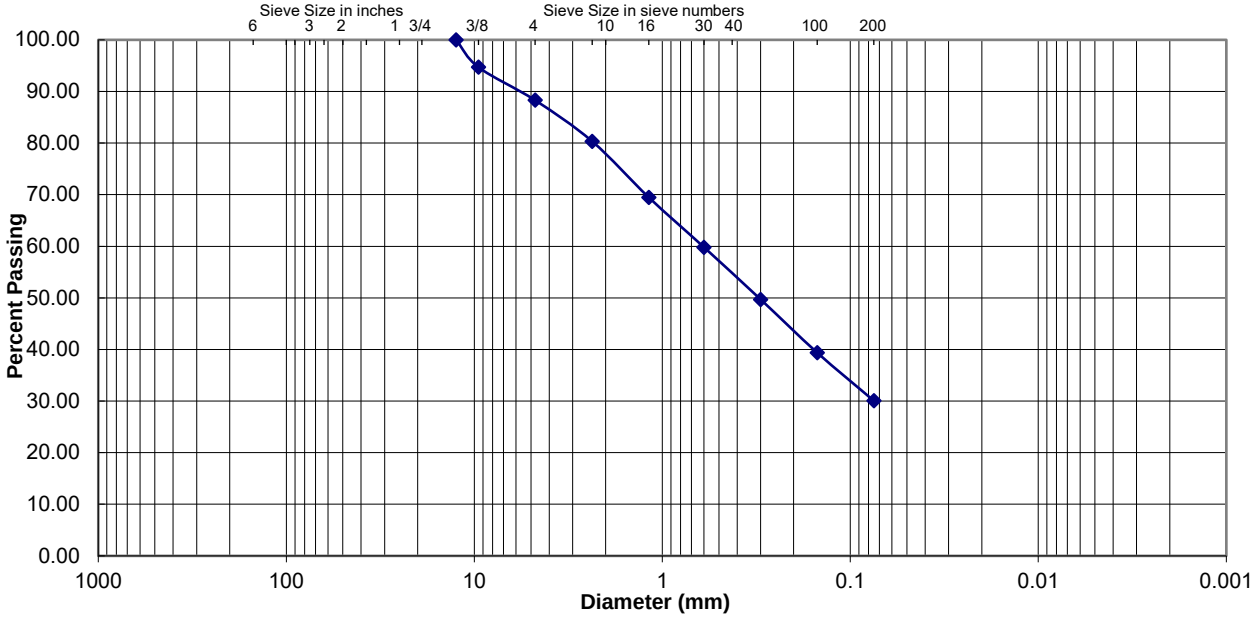
Sieve Size	Grams Retained	% Retained	% Passing
1/2"	0.00	0.0	100.0
3/8"	16.90	5.3	94.7
No. 4	20.40	6.4	88.3
No. 8	25.40	8.0	80.3
No. 16	34.60	10.9	69.5
No. 30	30.80	9.7	59.8
No. 50	32.20	10.1	49.7
No. 100	32.90	10.3	39.4
No. 200	29.70	9.3	30.1
Pan	95.80	30.1	---

% Gravel	11.7
% Sand	58.2
% Fines	30.1
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By: JF

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: CalMod

Project Number: 185805178
Lab ID: B3-7'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 316.40
Moisture Content (%): 7.5

Analysis based on total sample.

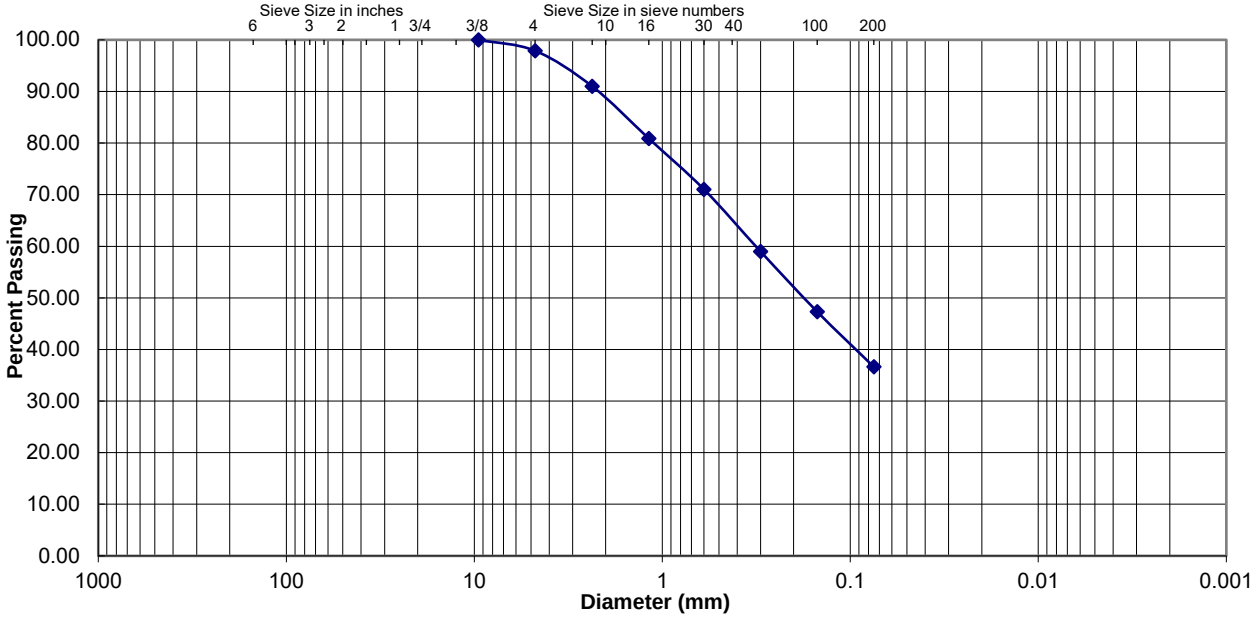
Sieve Size	Grams Retained	% Retained	% Passing
3/8"	0.00	0.0	100.0
No. 4	6.70	2.1	97.9
No. 8	21.80	6.9	91.0
No. 16	32.00	10.1	80.9
No. 30	31.20	9.9	71.0
No. 50	38.10	12.0	59.0
No. 100	36.90	11.7	47.3
No. 200	33.80	10.7	36.6
Pan	115.90	36.6	---

% Gravel	2.1
% Sand	61.3
% Fines	36.6
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By: JF

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B5-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

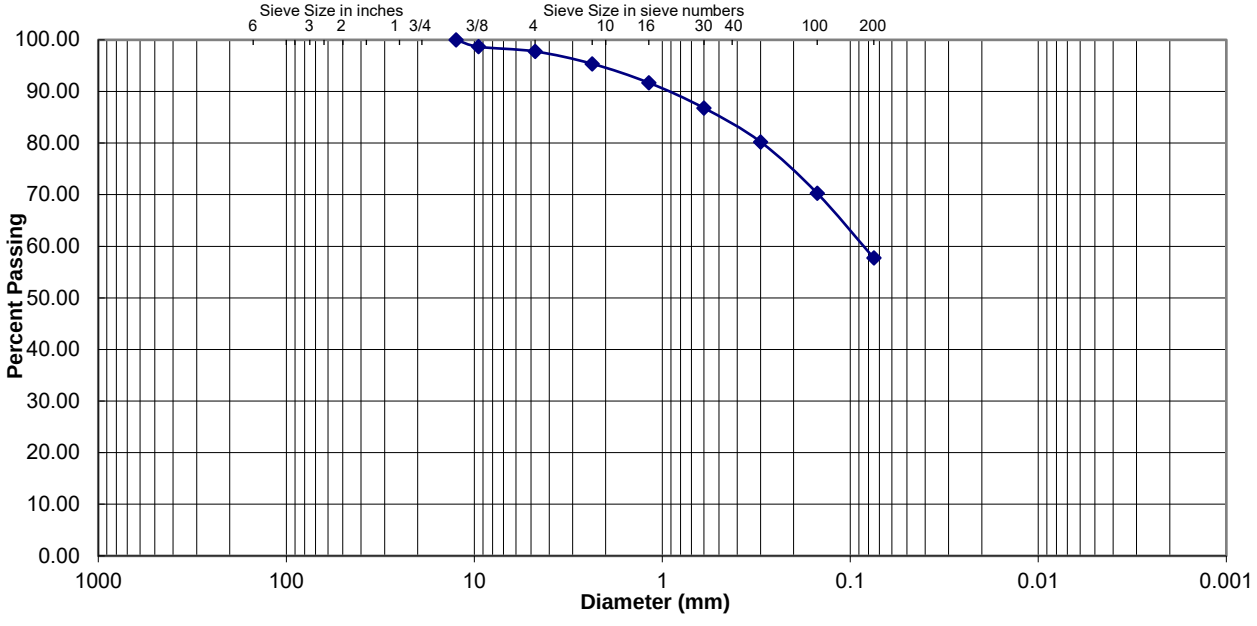
Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 342.70
Moisture Content (%): 5.5

Analysis based on total sample.

Sieve Size	Grams Retained	% Retained	% Passing
1/2"	0.00	0.0	100.0
3/8"	4.60	1.3	98.7
No. 4	3.10	0.9	97.8
No. 8	8.20	2.4	95.4
No. 16	12.60	3.7	91.7
No. 30	16.80	4.9	86.8
No. 50	22.50	6.6	80.2
No. 100	34.10	10.0	70.3
No. 200	43.00	12.5	57.7
Pan	197.80	57.7	---

% Gravel	2.2
% Sand	40.0
% Fines	57.7
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Particle Size Distribution



Comments

Reviewed By: JF

Stantec

Materials Finer Than 75µm (No. 200) Sieve

ASTM D 1140

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	SPT	Lab ID	B5-5'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Test Date	10-21-2021

Initial Sample Wet Mass (g)	240.10	Moisture Content (%)	15.5
Initial Oven Dry Sample Mass (g)	207.80		
Final Oven Dry Sample Mass (g)	124.70		
Materials Finer Than 75µm (No. 200) Sieve (g)	83.10		
Percent Finer Than 75µm (No. 200) Sieve (%)	40.0		

Comments

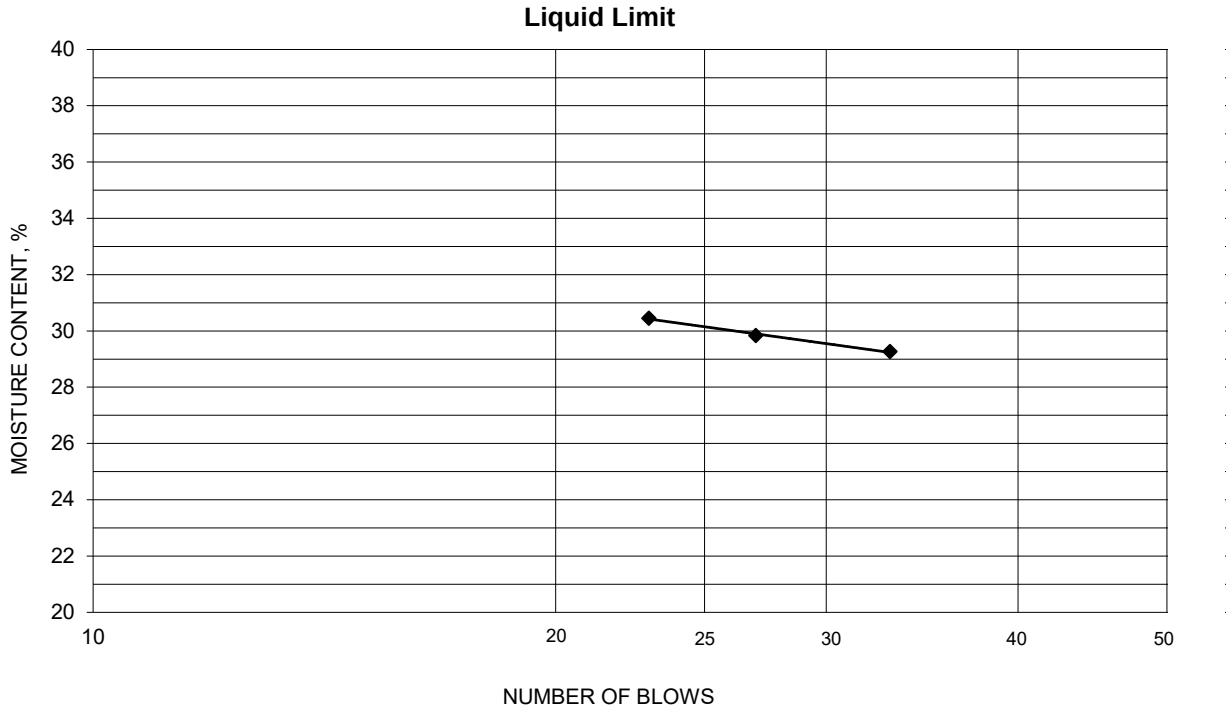
Reviewed By JF

Stantec

ATTERBERG LIMITS

Project	Hecate Chiquito BESS			Project No.	185805178
Source	SPT			Lab ID	B5-5'
Tested By	JP	Test Method	ASTM D 4318	% + No. 40	20
Test Date	02-25-2021	Prepared	Dry	Date Received	10-18-2021

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Number of Blows	Water Content (%)	Liquid Limit
19.19	17.92	13.58	33	29.3	
18.26	17.18	13.56	27	29.8	
18.63	17.43	13.49	23	30.5	30



PLASTIC LIMIT AND PLASTICITY INDEX

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Water Content (%)	Plastic Limit	Plasticity Index
20.48	19.30	13.43	20.1	20	10

Remarks: USCS Soil Type = Clay (CL)

Reviewed By JF

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B6-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 352.40
Moisture Content (%): 4.9

Analysis based on total sample.

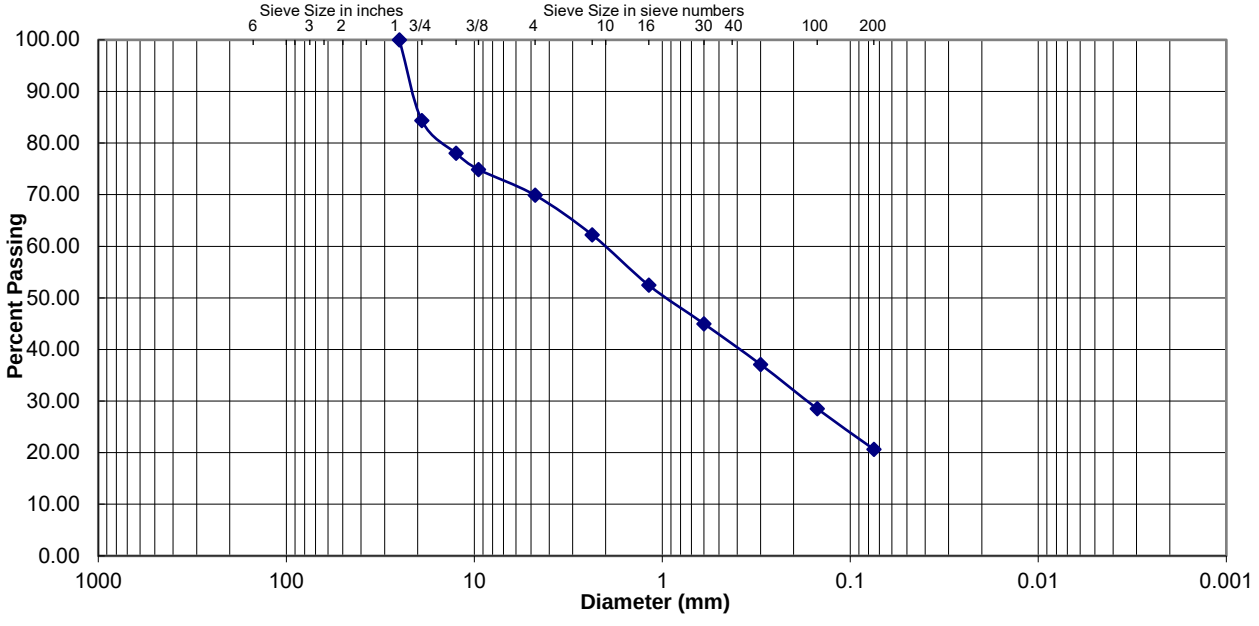
Sieve Size	Grams Retained	% Retained	% Passing
1"	0.00	0.0	100.0
3/4"	55.20	15.7	84.3
1/2"	22.30	6.3	78.0
3/8"	11.00	3.1	74.9
No. 4	17.60	5.0	69.9
No. 8	27.10	7.7	62.2
No. 16	34.40	9.8	52.4
No. 30	26.30	7.5	45.0
No. 50	27.80	7.9	37.1
No. 100	30.20	8.6	28.5
No. 200	27.70	7.9	20.7
Pan	72.80	20.7	---

% Gravel	30.1
% Sand	49.2
% Fines	20.7
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM) with Gravel

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B7-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 369.10
Moisture Content (%): 3.8

Analysis based on total sample.

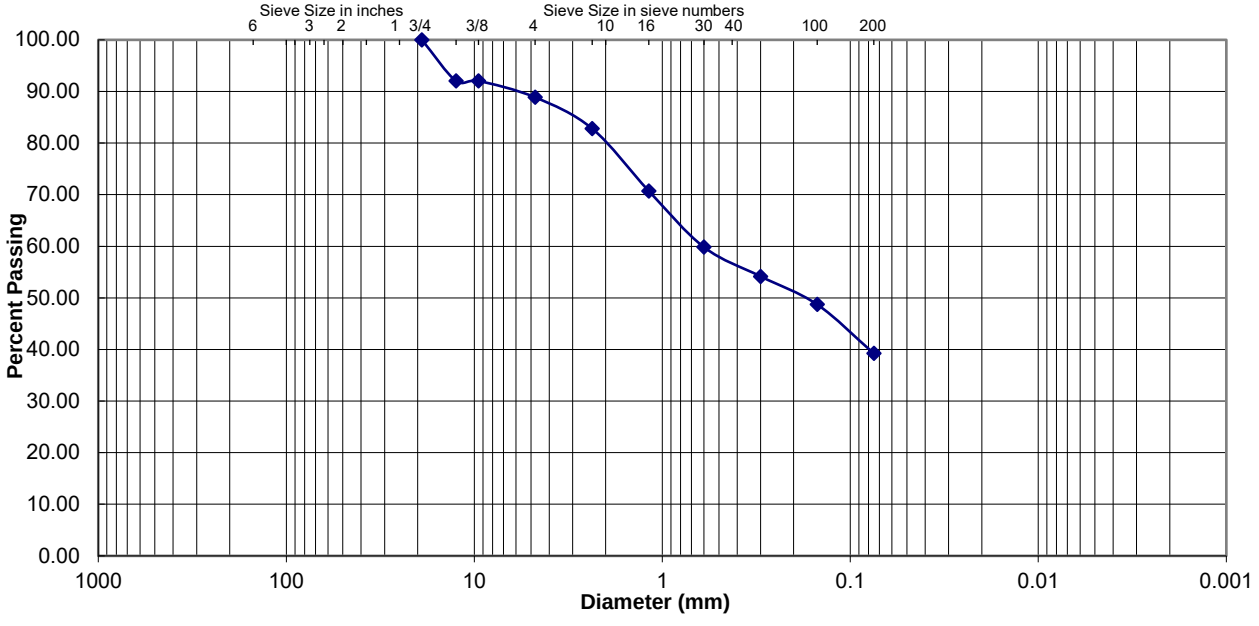
Sieve Size	Grams Retained	% Retained	% Passing
3/4"	0.00	0.0	100.0
1/2"	29.40	8.0	92.0
3/8"	0.00	0.0	92.0
No. 4	11.70	3.2	88.9
No. 8	22.40	6.1	82.8
No. 16	44.60	12.1	70.7
No. 30	40.20	10.9	59.8
No. 50	20.90	5.7	54.2
No. 100	20.10	5.4	48.7
No. 200	35.00	9.5	39.2
Pan	144.80	39.2	---

% Gravel	11.1
% Sand	49.6
% Fines	39.2
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By

Stantec

Materials Finer Than 75µm (No. 200) Sieve

ASTM D 1140

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	SPT	Lab ID	B7-5'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Test Date	10-21-2021

Initial Sample Wet Mass (g)	214.50	Moisture Content (%)	10.5
Initial Oven Dry Sample Mass (g)	194.20		
Final Oven Dry Sample Mass (g)	113.70		
Materials Finer Than 75µm (No. 200) Sieve (g)	80.50		
Percent Finer Than 75µm (No. 200) Sieve (%)	41.5		

Comments

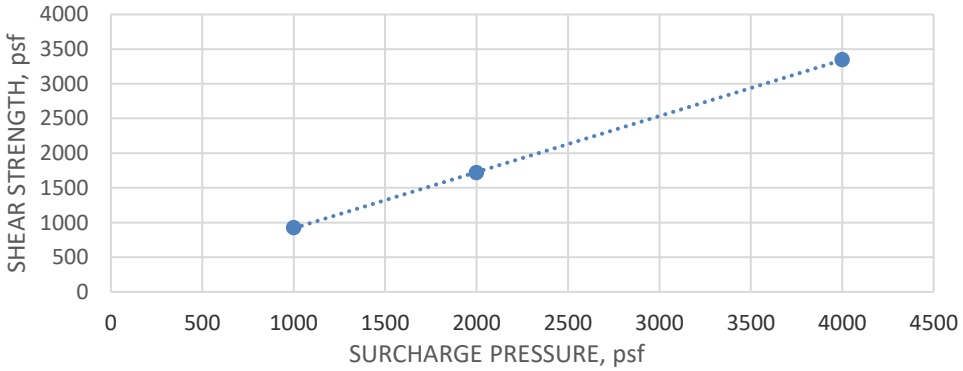
Reviewed By

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B1-7
Source/Location:	B1-7		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		195.1	203.1	203.6
[B]	Weight of Ring (0.1g)		45.5	44.3	45.6
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		149.6	158.8	158.0
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0231	0.0148	0.0044
[F] = [E] - [D]	Height Change		0.0231	0.0148	0.0044
[G] = 1 - [F]	Final Height		0.9769	0.9852	0.9956
	Shear Strength (psf)		924	1716	3346
[H]	Final Weight of Wet Soil (0.1g)		157.1	169.6	167.8
[J]	Weight of Dry Soil (0.1g)		137.0	149.8	147.7
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		120.4		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		9.2%	6.0%	7.0%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		123.9	131.5	130.9
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		113.5	124.1	122.3
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		56.2%	48.3%	53.7%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		94.2%	103.0%	101.6%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.49	4.53	4.58
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		14.7%	13.2%	13.6%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		133.2	142.6	139.6
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		116.2	125.9	122.9
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		88.4%	106.3%	99.6%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		96.4%	104.6%	102.0%



Cohesion (psf)	110
Friction Angle (degrees)	39

Remarks:

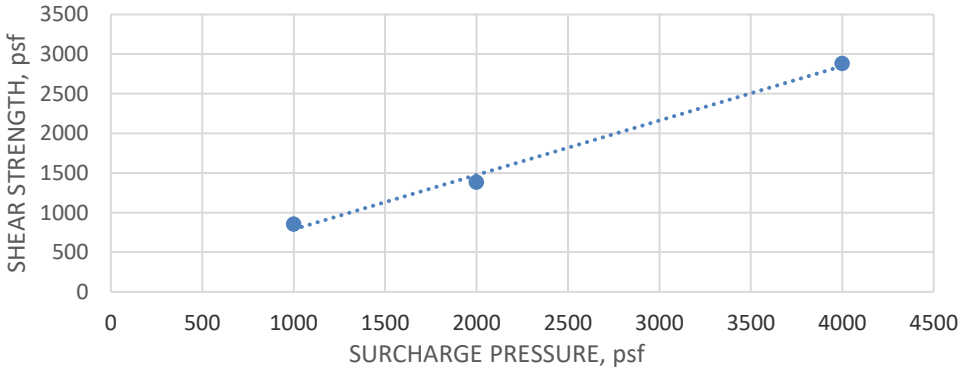
Reviewed by:

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B2-5
Source/Location:	B2-5		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		200.7	197.9	192.7
[B]	Weight of Ring (0.1g)		45.6	45.7	45.6
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		155.1	152.2	147.1
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0315	0.0052	0.0126
[F] = [E] - [D]	Height Change		0.0315	0.0052	0.0126
[G] = 1 - [F]	Final Height		0.9685	0.9948	0.9874
	Shear Strength (psf)		852	1380	2880
[H]	Final Weight of Wet Soil (0.1g)		161.8	159.6	152.4
[J]	Weight of Dry Soil (0.1g)		134.9	133.7	128.2
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		110.0		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		15.0%	13.8%	14.7%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		128.5	126.1	121.8
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		111.7	110.7	106.2
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		92.0%	81.9%	78.2%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		101.6%	100.7%	96.5%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.46	4.58	4.54
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		19.9%	19.4%	18.9%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		138.4	132.9	127.8
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		115.4	111.3	107.5
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		117.5%	102.3%	90.3%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		104.9%	101.2%	97.8%



Cohesion (psf)	110
Friction Angle (degrees)	34

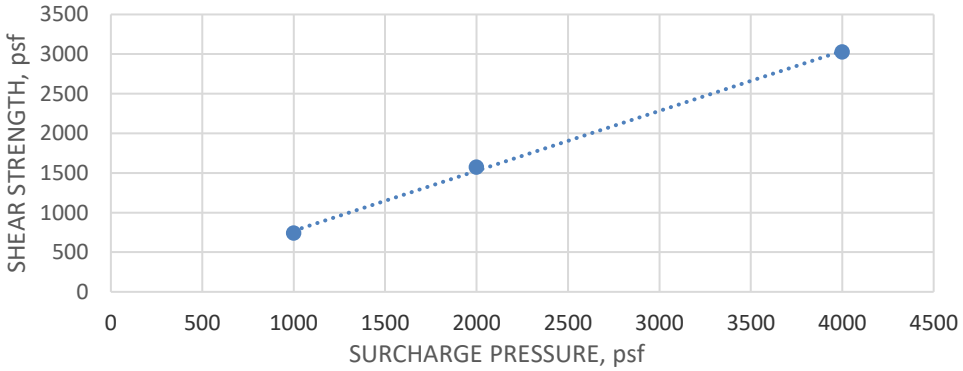
Remarks: Reviewed by:

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B3-7
Source/Location:	B3-7		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		198.7	200.7	201.6
[B]	Weight of Ring (0.1g)		45.6	46.1	45.3
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		153.1	154.6	156.3
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0235	0.0141	0.0060
[F] = [E] - [D]	Height Change		0.0235	0.0141	0.0060
[G] = 1 - [F]	Final Height		0.9765	0.9859	0.9940
	Shear Strength (psf)		740	1572	3024
[H]	Final Weight of Wet Soil (0.1g)		160.8	161.6	164.3
[J]	Weight of Dry Soil (0.1g)		141.6	143.2	145.0
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		119.1		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		8.1%	8.0%	7.8%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		126.8	128.0	129.5
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		117.3	118.6	120.1
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		54.6%	55.5%	56.6%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		98.4%	99.6%	100.8%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.49	4.54	4.57
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		13.6%	12.8%	13.3%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		136.4	135.8	136.9
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		120.1	120.3	120.8
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		91.4%	87.1%	91.6%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		100.8%	101.0%	101.4%



Cohesion (psf)	20
Friction Angle (degrees)	37

Remarks:

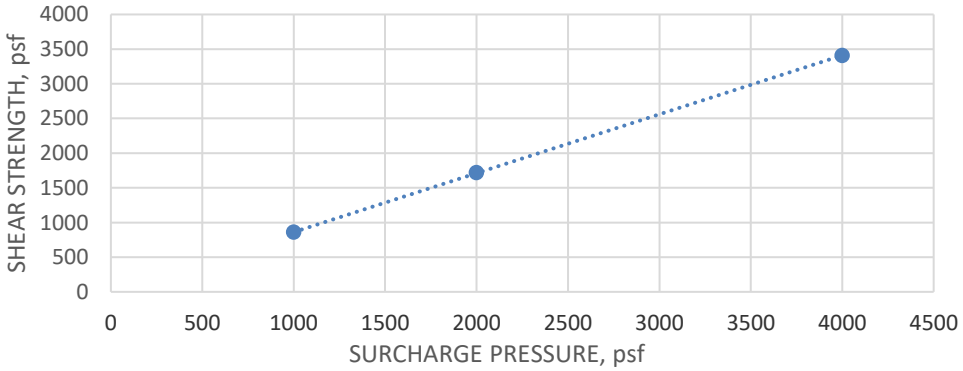
Reviewed by:

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B4-5
Source/Location:	B4-5		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		194.2	192.6	197.5
[B]	Weight of Ring (0.1g)		43.0	42.3	46.3
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		151.2	150.3	151.2
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0040	0.0052	0.0058
[F] = [E] - [D]	Height Change		0.0040	0.0052	0.0058
[G] = 1 - [F]	Final Height		0.9960	0.9948	0.9942
	Shear Strength (psf)		858	1716	3408
[H]	Final Weight of Wet Soil (0.1g)		159.3	158.1	160.3
[J]	Weight of Dry Soil (0.1g)		138.4	139.4	142.5
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		116.5		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		9.2%	7.8%	6.1%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		125.2	124.5	125.2
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		114.6	115.5	118.0
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		58.4%	49.8%	41.1%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		98.4%	99.1%	101.3%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.58	4.58	4.57
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		15.1%	13.4%	12.5%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		132.5	131.6	133.5
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		115.1	116.1	118.7
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		88.3%	80.6%	80.9%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		98.8%	99.6%	101.9%



Cohesion (psf)	20
Friction Angle (degrees)	40

Remarks:

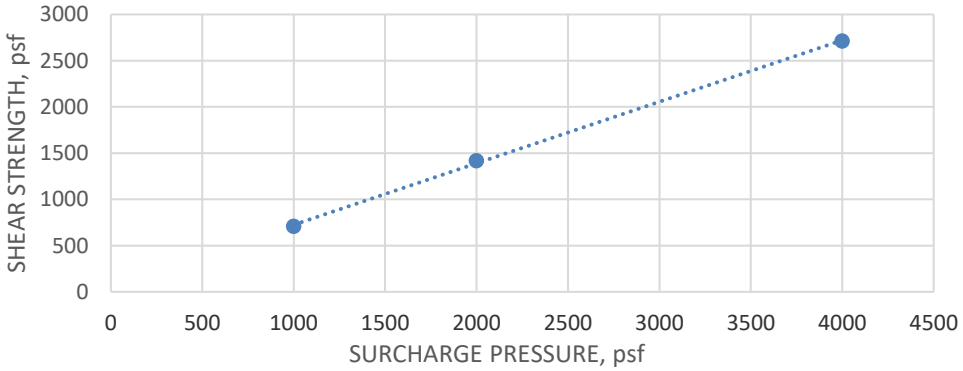
Reviewed by:

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B4-10
Source/Location:	B4-10		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		203.4	198.2	201.4
[B]	Weight of Ring (0.1g)		45.8	45.6	45.7
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		157.6	152.6	155.7
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0108	0.0018	0.0019
[F] = [E] - [D]	Height Change		0.0108	0.0018	0.0019
[G] = 1 - [F]	Final Height		0.9892	0.9982	0.9981
	Shear Strength (psf)		708	1416	2712
[H]	Final Weight of Wet Soil (0.1g)		160.9	155.8	158.0
[J]	Weight of Dry Soil (0.1g)		139.5	135.7	137.4
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		114.4		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		13.0%	12.5%	13.3%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		130.5	126.4	129.0
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		115.5	112.4	113.8
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		86.8%	76.1%	85.2%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		101.0%	98.3%	99.5%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.55	4.59	4.59
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		15.3%	14.8%	15.0%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		134.7	129.3	131.1
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		116.8	112.6	114.0
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		94.1%	81.0%	85.2%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		102.1%	98.4%	99.7%



Cohesion (psf)	60
Friction Angle (degrees)	34

Remarks:

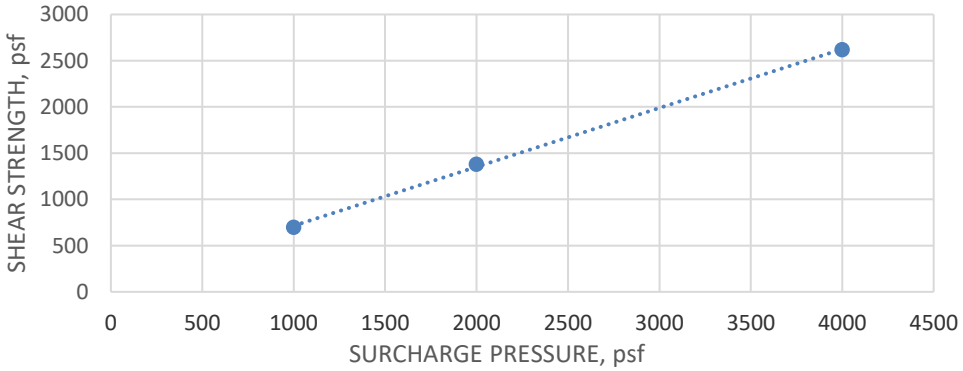
Reviewed by:

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B5-7
Source/Location:	B5-7		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		210.3	205.9	206.0
[B]	Weight of Ring (0.1g)		46.0	46.1	44.9
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		164.3	159.8	161.1
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0176	0.0169	0.0085
[F] = [E] - [D]	Height Change		0.0176	0.0169	0.0085
[G] = 1 - [F]	Final Height		0.9824	0.9831	0.9915
	Shear Strength (psf)		696	1380	2616
[H]	Final Weight of Wet Soil (0.1g)		167.4	162.5	164.1
[J]	Weight of Dry Soil (0.1g)		141.8	137.3	137.8
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		115.6		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		15.9%	16.4%	16.9%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		136.1	132.4	133.4
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		117.4	113.7	114.1
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		114.8%	107.5%	112.7%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		101.6%	98.4%	98.8%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.52	4.52	4.56
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		18.1%	18.4%	19.1%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		141.1	136.9	137.1
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		119.6	115.7	115.1
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		119.8%	109.1%	111.7%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		103.4%	100.1%	99.6%



Cohesion (psf)	80
Friction Angle (degrees)	32

Remarks:

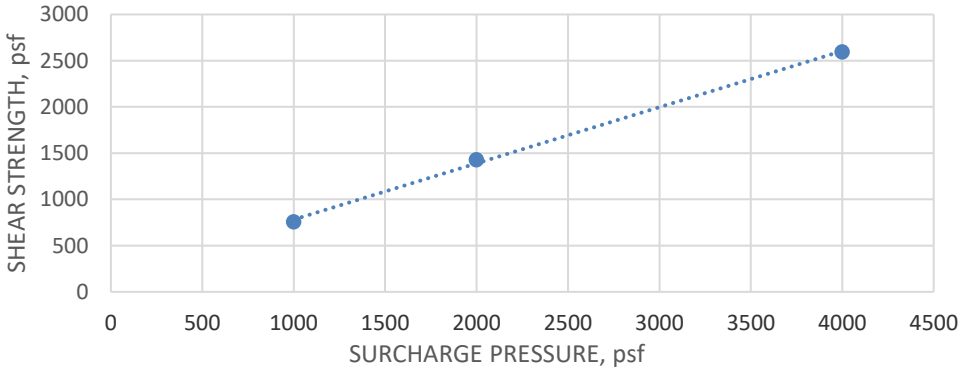
Reviewed by:

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B6-10
Source/Location:	B6-10		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		205.8	211.3	208.4
[B]	Weight of Ring (0.1g)		46.2	45.7	45.8
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		159.6	165.6	162.6
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0131	0.0070	0.0055
[F] = [E] - [D]	Height Change		0.0131	0.0070	0.0055
[G] = 1 - [F]	Final Height		0.9869	0.9930	0.9945
	Shear Strength (psf)		756	1428	2592
[H]	Final Weight of Wet Soil (0.1g)		162.0	168.1	164.1
[J]	Weight of Dry Soil (0.1g)		131.5	138.3	136.2
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		112.5		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		21.4%	19.7%	19.4%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		132.2	137.2	134.7
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		108.9	114.5	112.8
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		128.6%	136.2%	127.2%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		96.8%	101.8%	100.2%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.54	4.57	4.57
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		23.2%	21.5%	20.5%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		136.0	140.2	136.7
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		110.4	115.4	113.4
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		119.5%	127.0%	114.5%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		98.1%	102.5%	100.8%



Cohesion (psf)	180
Friction Angle (degrees)	31

Remarks:

Reviewed by:

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COMPACTION TEST

Client: Stantec Consulting, Inc. AP Number: 21-1023
Project Name: Hecate Chiquito BESS Tested By: SM Date: 10/20/21
Project No. : 185805178 Calculated By: NR Date: 10/21/21
Boring No.: B1 Checked By: AP Date: 10/21/21
Sample Type: Bulk Sample Date: 10/07/21
Visual Sample Description: Clayey Sand

METHOD: A
MOLD VOLUME (CU.FT): 0.0333

Compaction Method: [X] ASTM D1557 [ ] ASTM D698
Preparation Method: [ ] Moist [X] Dry

Wt. Comp. Soil + Mold (gm.)	3929	4010	3959	3803		
Wt. of Mold (gm.)	1850	1850	1850	1850		
Net Wt. of Soil (gm.)	2079	2160	2109	1953		
Container No.						
Wt. of Container (gm.)	150.06	149.83	141.31	138.32		
Wet Wt. of Soil + Cont. (gm.)	666.46	604.04	611.43	572.28		
Dry Wt. of Soil + Cont. (gm.)	630.36	563.78	558.96	549.96		
Moisture Content (%)	7.52	9.73	12.56	5.42		
Wet Density (pcf)	137.47	142.86	139.48	129.17		
Dry Density (pcf)	127.86	130.19	123.92	122.52		

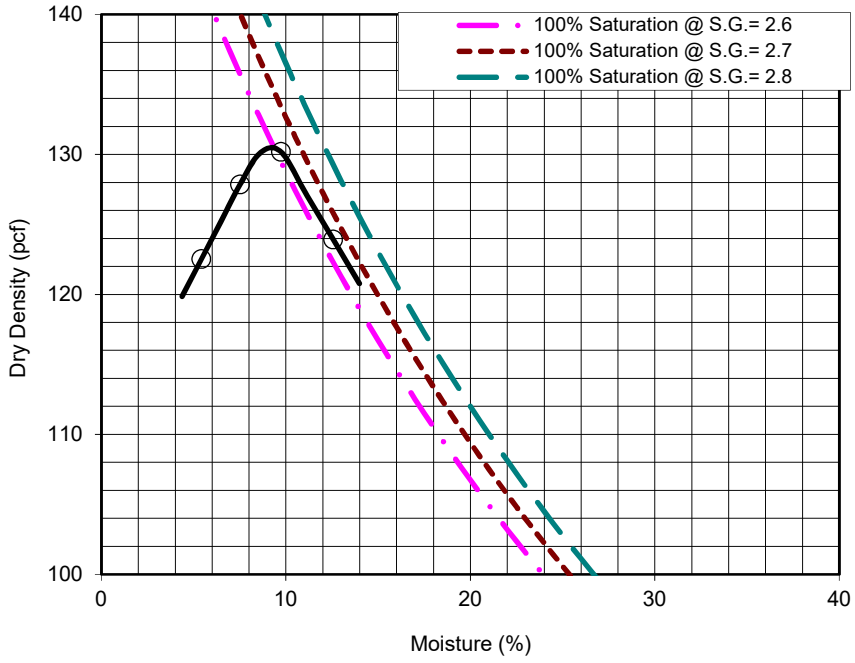
Maximum Dry Density (pcf): **130.3**
Maximum Dry Density w/ Rock Correction (pcf): **131.9**
Optimum Moisture Content (%): **9.1**
Optimum Moisture Content w/ Rock Correction (%): **8.6**

PROCEDURE USED

[X] *METHOD A: Percent of Oversize:* 5.4%
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD B: Percent of Oversize:* N/A
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD C: Percent of Oversize:* N/A
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)



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COMPACTION TEST

Client: Stantec Consulting, Inc. AP Number: 21-1023
Project Name: Hecate Chiquito BESS Tested By: SM Date: 10/20/21
Project No. : 185805178 Calculated By: NR Date: 10/21/21
Boring No.: B4 Checked By: AP Date: 10/21/21
Sample Type: Bulk Sample Date: 10/07/21
Visual Sample Description: Clayey Sand

Compaction Method: [X] ASTM D1557 [ ] ASTM D698
Preparation Method: [ ] Moist [X] Dry

METHOD: A
MOLD VOLUME (CU.FT): 0.0333

Wt. Comp. Soil + Mold (gm.)	3794	3928	3926	3883		
Wt. of Mold (gm.)	1850	1850	1850	1850		
Net Wt. of Soil (gm.)	1944	2078	2076	2033		
Container No.						
Wt. of Container (gm.)	149.89	137.87	148.11	143.51		
Wet Wt. of Soil + Cont. (gm.)	508.06	599.89	663.43	745.83		
Dry Wt. of Soil + Cont. (gm.)	488.16	558.60	608.93	701.66		
Moisture Content (%)	5.88	9.81	11.83	7.91		
Wet Density (pcf)	128.57	137.43	137.30	134.46		
Dry Density (pcf)	121.43	125.15	122.78	124.60		

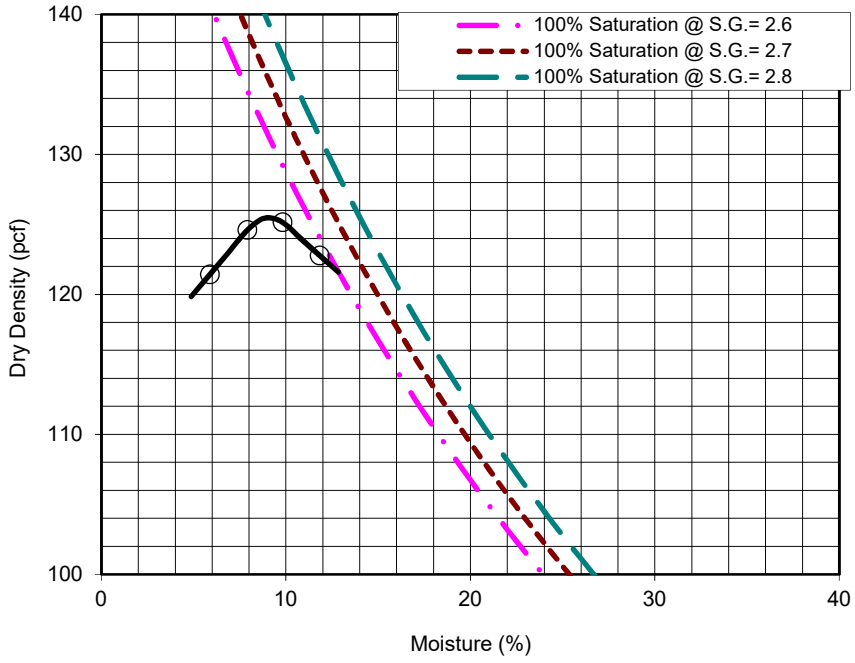
Maximum Dry Density (pcf): **125.5**
Maximum Dry Density w/ Rock Correction (pcf): **N/A**
Optimum Moisture Content (%): **9.0**
Optimum Moisture Content w/ Rock Correction (%): **N/A**

PROCEDURE USED

[X] *METHOD A: Percent of Oversize:* 2.1%
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD B: Percent of Oversize:* N/A
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD C: Percent of Oversize:* N/A
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)



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COMPACTION TEST

Client: Stantec Consulting, Inc. AP Number: 21-1023
Project Name: Hecate Chiquito BESS Tested By: SM Date: 10/20/21
Project No. : 185805178 Calculated By: NR Date: 10/21/21
Boring No.: B7 Checked By: AP Date: 10/21/21
Sample Type: Bulk Sample Date: 10/07/21
Visual Sample Description: Sandy Clay

Compaction Method: [X] ASTM D1557 [ ] ASTM D698
Preparation Method: [ ] Moist [X] Dry

METHOD: A
MOLD VOLUME (CU.FT): 0.0333

Wt. Comp. Soil + Mold (gm.)	3885	3829	3883	3733		
Wt. of Mold (gm.)	1851	1851	1851	1851		
Net Wt. of Soil (gm.)	2035	1978	2032	1883		
Container No.						
Wt. of Container (gm.)	138.45	140.16	146.16	149.30		
Wet Wt. of Soil + Cont. (gm.)	322.42	301.27	331.92	328.04		
Dry Wt. of Soil + Cont. (gm.)	303.14	287.87	309.26	317.21		
Moisture Content (%)	11.71	9.07	13.89	6.45		
Wet Density (pcf)	134.56	130.82	134.39	124.50		
Dry Density (pcf)	120.46	119.94	118.00	116.96		

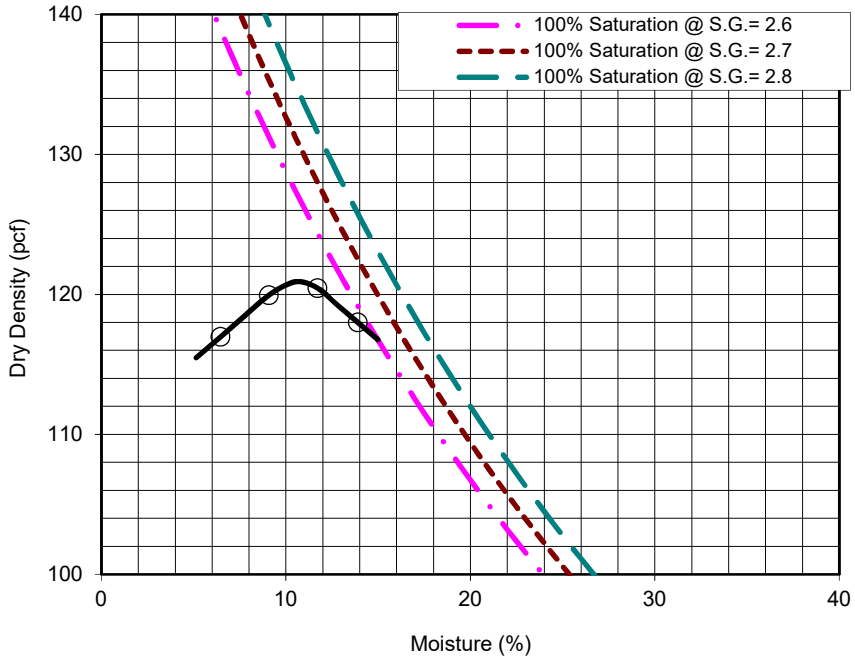
Maximum Dry Density (pcf): **120.9**
Maximum Dry Density w/ Rock Correction (pcf): **N/A**
Optimum Moisture Content (%): **10.7**
Optimum Moisture Content w/ Rock Correction (%): **N/A**

PROCEDURE USED

[X] *METHOD A: Percent of Oversize:* 3.1%
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD B: Percent of Oversize:* N/A
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD C: Percent of Oversize:* N/A
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)



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CORROSION TEST RESULTS

Client Name: Stantec Consulting, Inc.
Project Name: Hecate Chiquito BESS
Project No.: 185805178

AP Job No.: 21-1023
Date: 10/19/21

Boring No.	Sample Type	Sample Date	Soil Description	Minimum Resistivity (ohm-cm)	pH	Sulfate Content (ppm)	Chloride Content (ppm)
B1	Bulk	10/07/21	Clayey Sand	2,145	8.1	38	52
B4	Bulk	10/07/21	Clayey Sand	2,644	7.9	33	23
B7	Bulk	10/07/21	Sandy Clay	1,715	7.7	45	62

NOTES: Resistivity Test and pH: California Test Method 643
Sulfate Content : California Test Method 417
Chloride Content : California Test Method 422
ND = Not Detectable
NA = Not Sufficient Sample
NR = Not Requested

Jaret Fischer
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San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec
Project Manager: Jesse Roeske
File #: B190986I

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8062 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B6					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

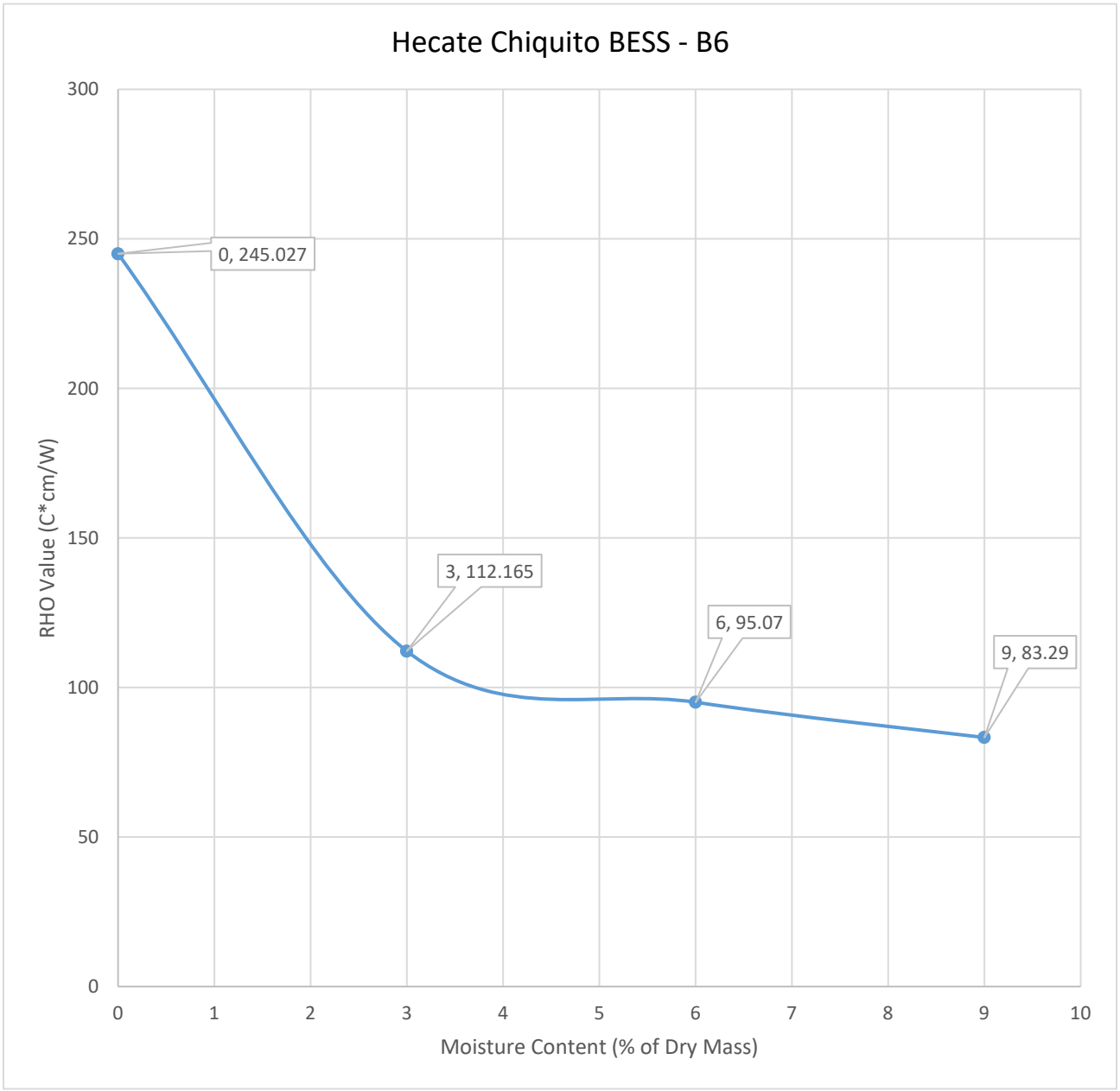
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	120.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	10.7		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	108.8 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	245.027
Sample #2	3	112.165
Sample #3	6	95.0700
Sample #4	9	83.29

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.



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If there are questions concerning this report (*B190986L-110821=L=S-Thermal218062*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
cc:

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Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec
Project Manager: Jesse Roeske
File #: B190986l

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8063 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B7					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

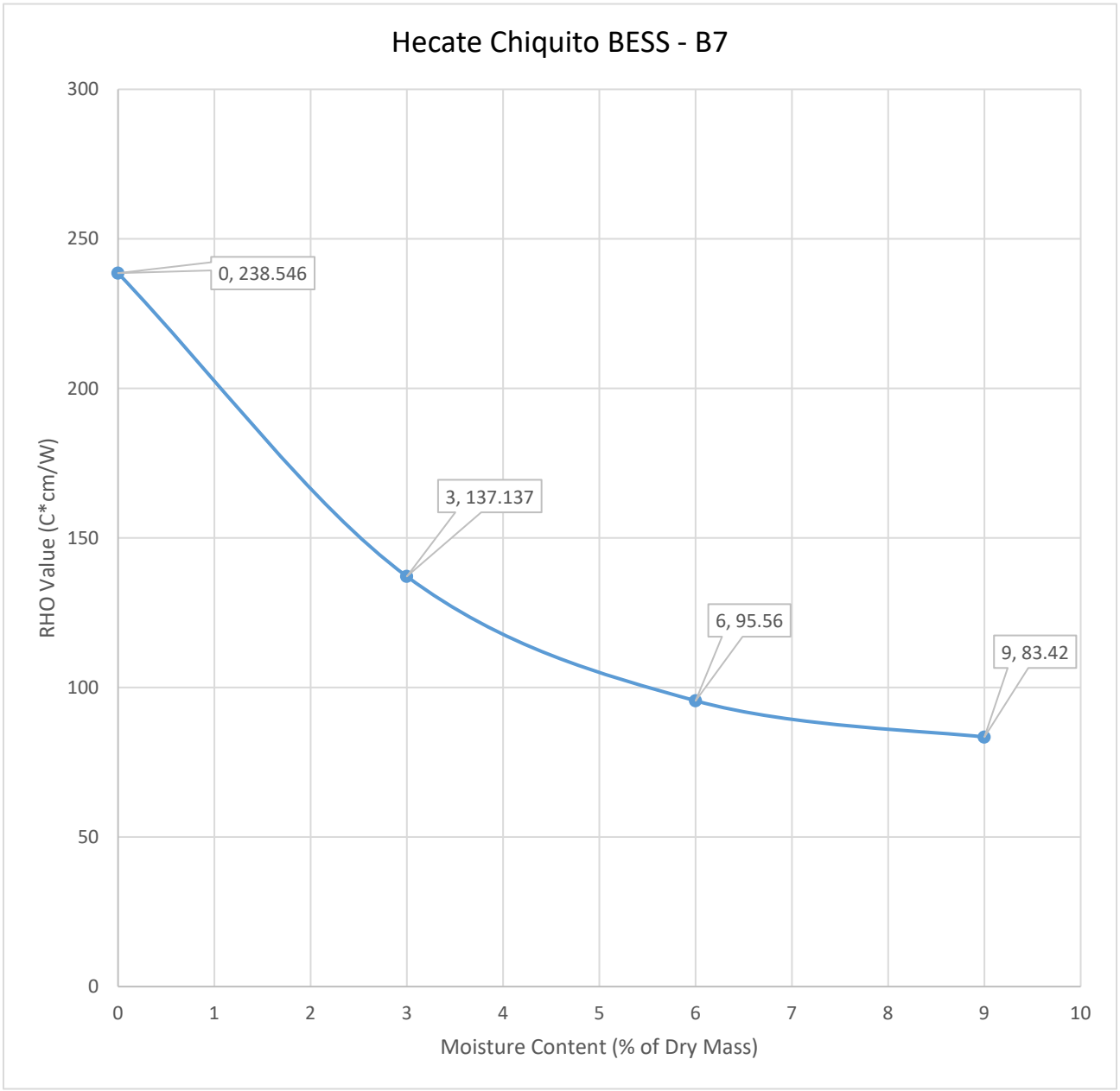
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	120.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	10.7		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	108.8 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	238.546
Sample #2	3	137.137
Sample #3	6	95.560
Sample #4	9	83.420

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.



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If there are questions concerning this report (*B190986L-110821=L=S-Thermal218063*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
cc:

Jaret Fischer
Stantec Consulting Services, Inc.-San Bernadino
735 East Carnegie Drive, Suite 280
San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec
Project Manager: Jesse Roeske
File #: B190986l

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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735 East Carnegie Drive, Suite 280
San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8064 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B1					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

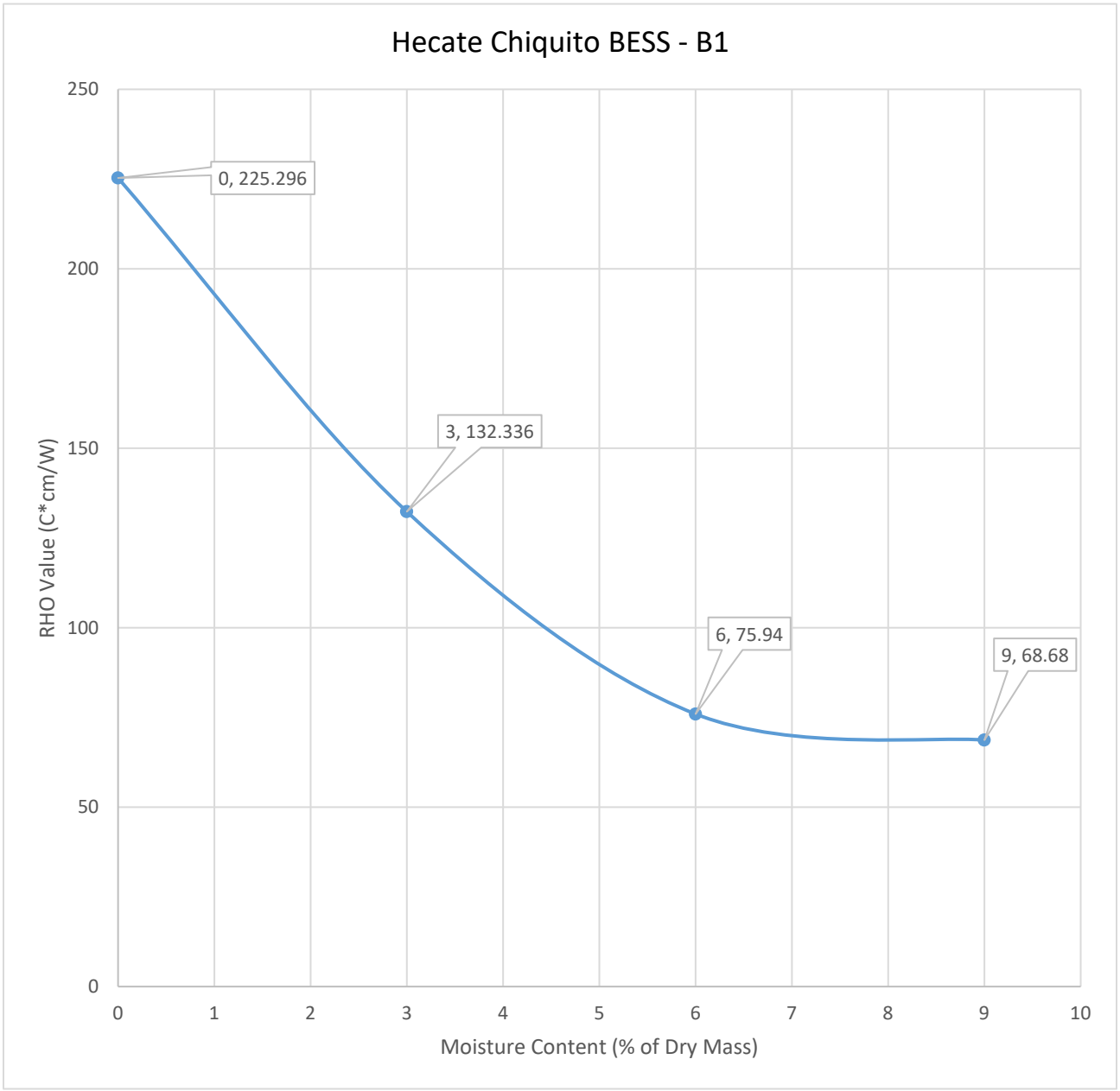
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	131.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	8.6		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	108.8 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	225.296
Sample #2	3	132.336
Sample #3	6	75.94
Sample #4	9	68.68

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.



2791 S Victory View Way, Boise, ID 83709
800.376-9754 | oneatlas.com

If there are questions concerning this report (*B190986L-110821=L=S-Thermal218064*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
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735 East Carnegie Drive, Suite 280
San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec

Project Manager: Jesse Roeske
File #: B190986I

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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Stantec Consulting Services, Inc.-San Bernadino
735 East Carnegie Drive, Suite 280
San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8065 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B2					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

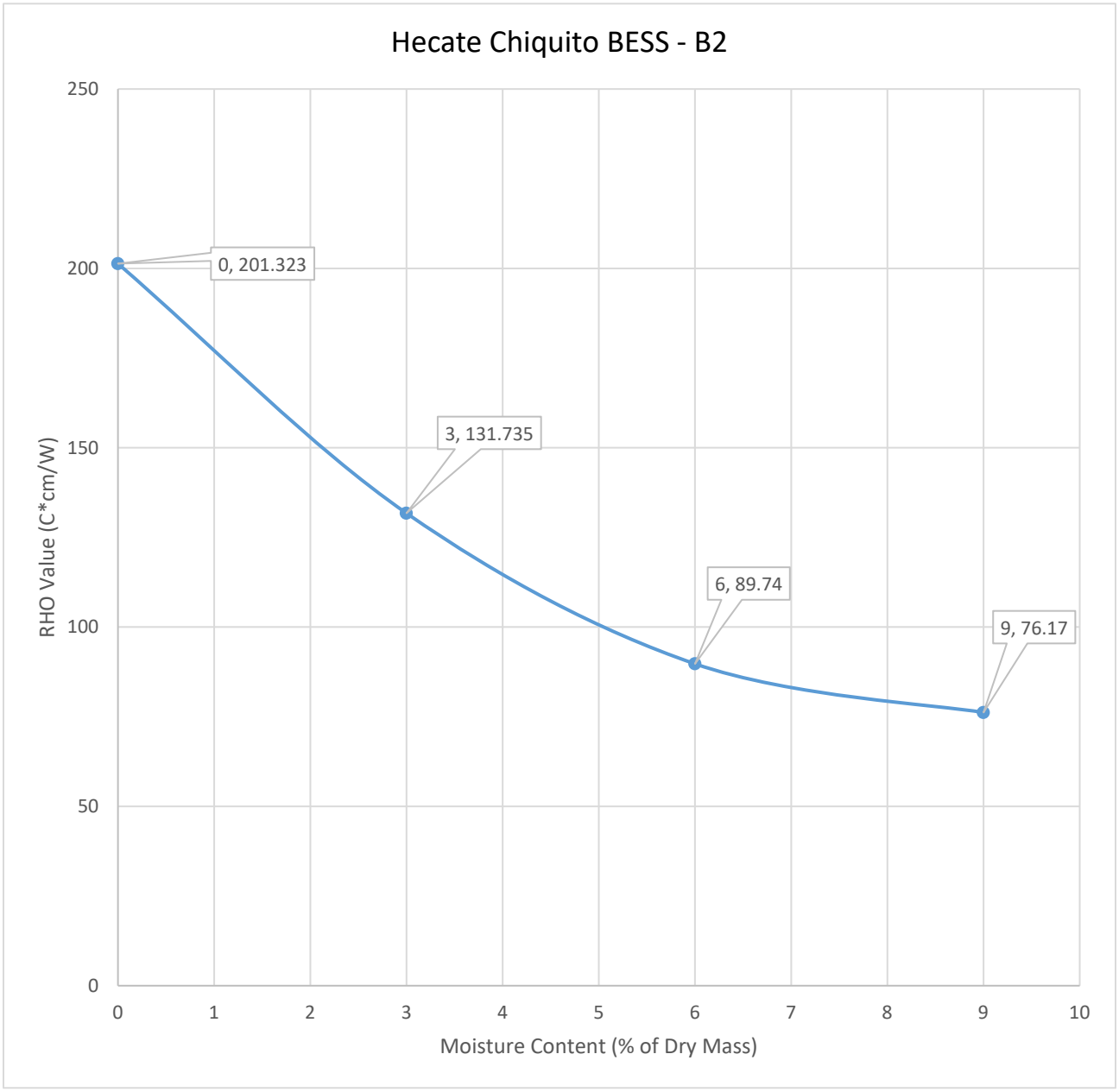
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	131.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	8.6		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	118.7 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	201.323
Sample #2	3	131.735
Sample #3	6	89.740
Sample #4	9	76.170

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.


Hecate Chiquito BESS - B2
RHO Value (C*cm/W)
Moisture Content (% of Dry Mass)
0, 201.323
3, 131.735
6, 89.74
9, 76.17
250
200
150
100
50
0
0
1
2
3
4
5
6
7
8
9
10

If there are questions concerning this report (*B190986L-110821=L=S-Thermal218065*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
cc:

APPENDIX C
SOIL ELECTRICAL RESISTIVITY TEST RESULTS

6280 Riverdale Street
San Diego, CA 92120
(877) 215-4321 | oneatlas.com

November 16, 2021

Atlas No. 121412SWG
Report No. 1

MR. JARET FISCHER
STANTEC
735 EAST CARNEGIE DRIVE, SUITE 280
SAN BERNARDINO, CA 92408

Subject: **Geophysical Evaluation – Electrical Resistivity**
Grand Avenue & Clinton Keith Road
Wildomar, California

Dear Mr. Fischer:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a site located at Grand Avenue and Clinton Keith Road in Wildomar California (Figure 1). The purpose of our evaluation was to collect in-situ electrical resistivity measurements. Our services were conducted on October 22nd, 2021. This report presents our methodology, equipment used, analysis, and results.

Our scope of services for the project included collection of electrical resistivity data at the site, compilation of the data collected, and preparation of this data report. Specifically, we conducted four soundings at the project site (R-1 through R-4). Each sounding consisted of two orthogonal test lines with eight lines in total (R-1a, R-1b, R-2a, R-2b, R-3a, R-3b, R-4a and R-4b) at locations and electrode spacings selected by you and your office. Figure 2 illustrates the approximate sounding locations, and Figures 3a and 3b depict the general site conditions in the study area.

The data was collected in general accordance with ASTM G57 using an Advanced Geosciences, Inc. (AGI) MiniSting earth resistivity meter and four steel electrodes in a Wenner configuration. For each line, soil resistance measurements were collected at electrode spacings of 2, 4, 6, 8, 12, 20, 30 and 50 feet along the line. Stainless steel electrodes were hammered in place at your specified locations and the soils surrounding the electrodes were moistened with saline water (potable water with added table salt) to help overcome soil contact resistance.

The results of the electrical resistivity study are presented in Figures 4a and 4b. The collected measurements are generally consistent (with some slight variations) indicating that the subsurface conditions at depth are fairly uniform with respect to apparent resistivity.

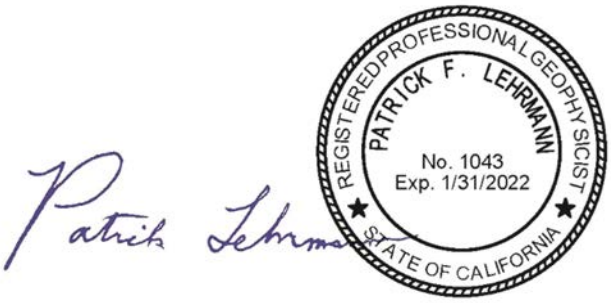
The field services and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding

the conclusions presented in this report. Please also note that our evaluation was limited to measuring in-situ apparent soil resistivity at four sounding locations selected by your office.

Atlas should be contacted if the reader has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of this report by parties other than the client is undertaken at said parties' sole risk.

We appreciate the opportunity to be of service on this project. Should you have any questions related to this report, please contact the undersigned at your convenience.

Respectfully submitted,
Atlas Technical Consultants LLC



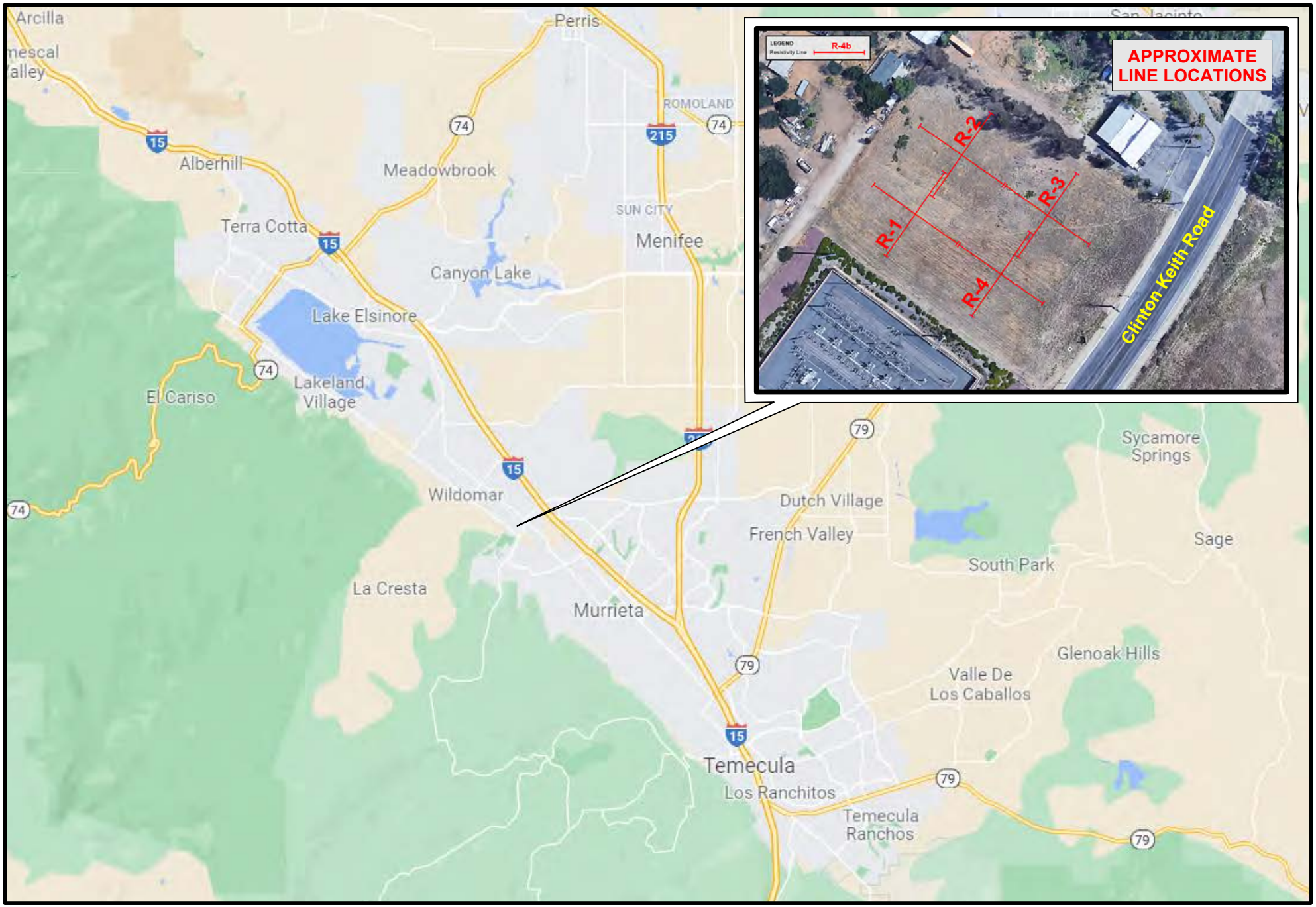
Paul W. Gresoro
Staff Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

PWG/DJD/PFL/ds

Attachments:
Figure 1 – Site Location Map
Figure 2 – Line Location Map
Figure 3a – Site Photographs (R-1 and R-2)
Figure 3b – Site Photographs (R-3 and R-4)
Figure 4a – Electrical Resistivity Results (R-1 and R-2)
Figure 4b – Electrical Resistivity Results (R-3 and R-4)

Distribution: Jaret.Fischer@stantec.com



SITE LOCATION MAP

N

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

ATLAS

Figure 1



LINE LOCATION MAP

N

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

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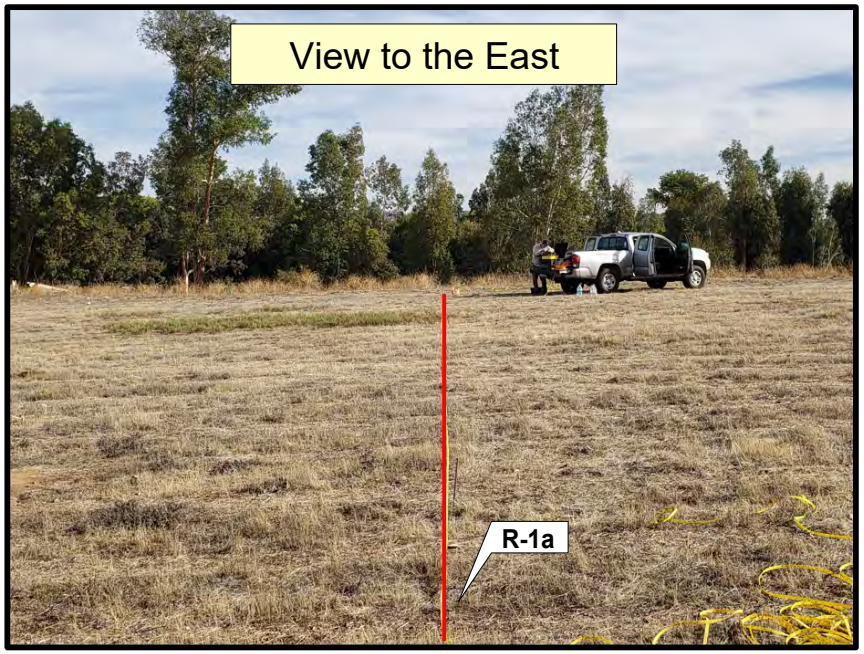
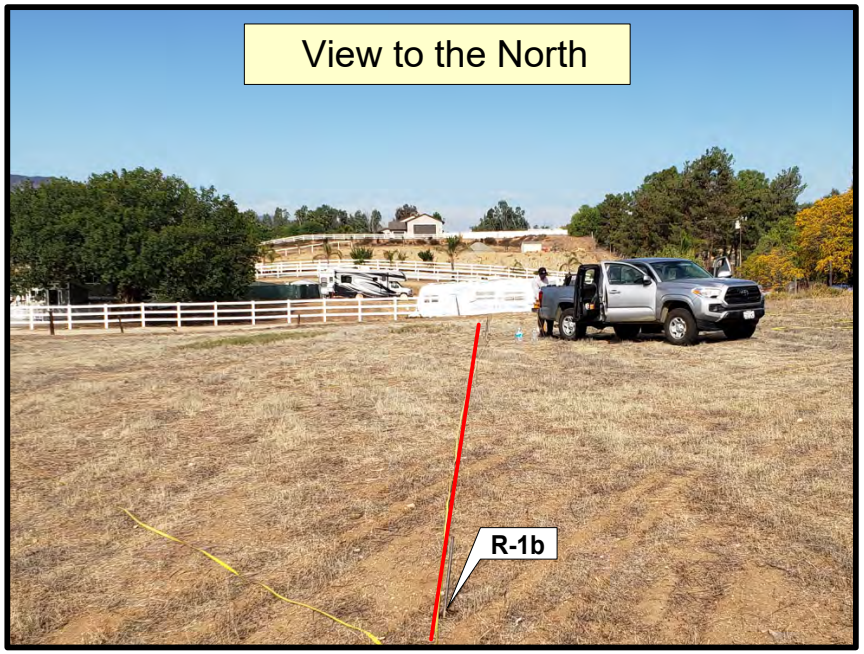
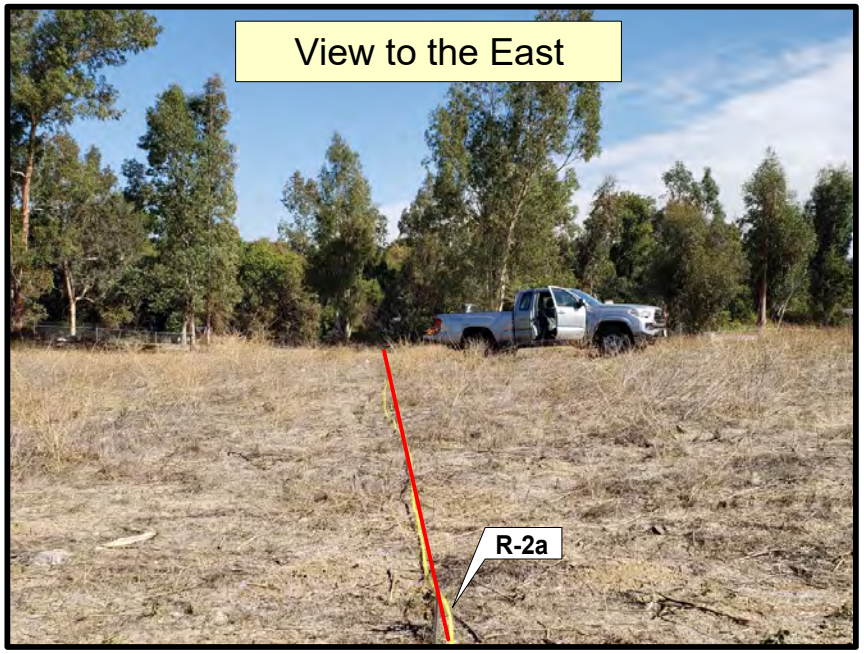
Figure 2

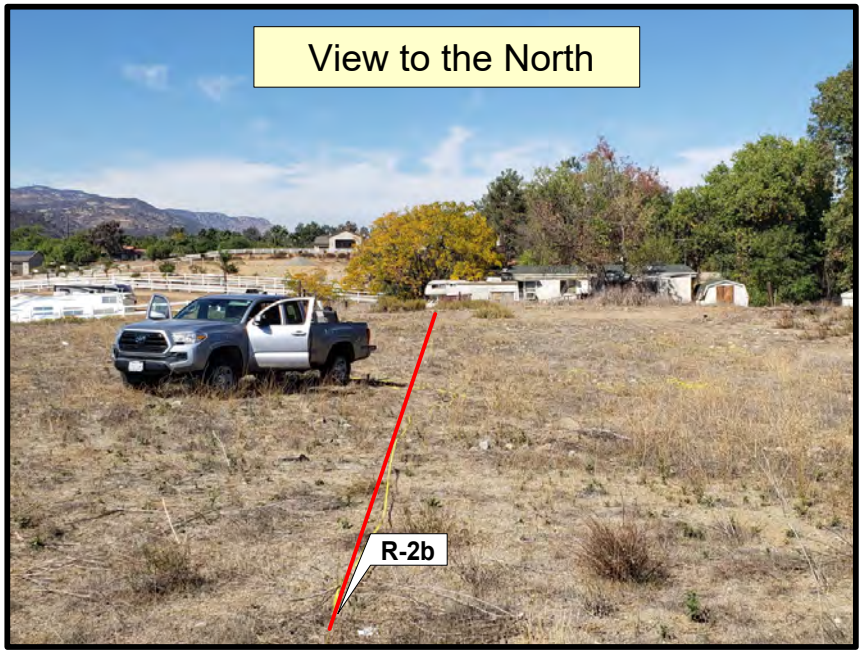
0 75 150

approximate scale in feet









SITE PHOTOGRAPHS

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

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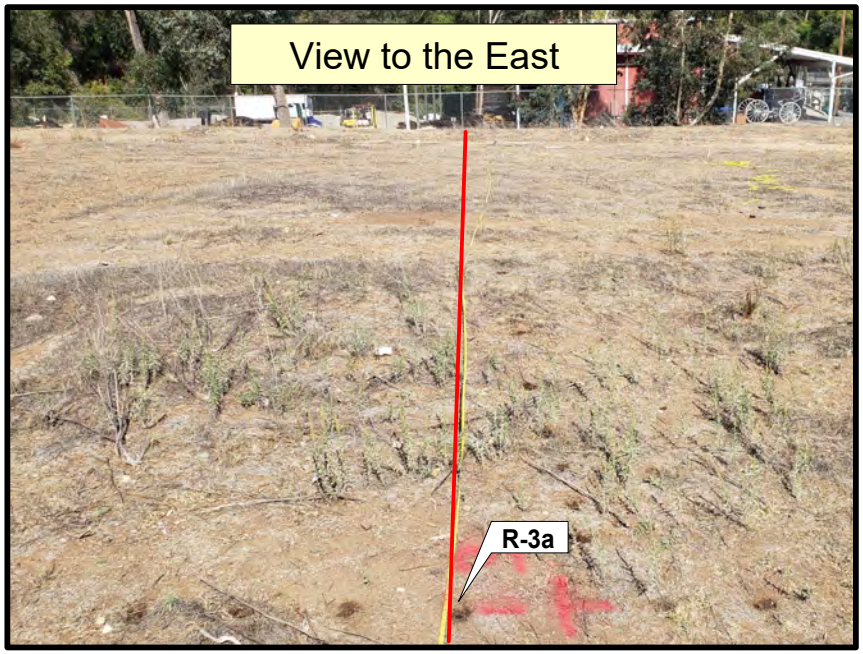
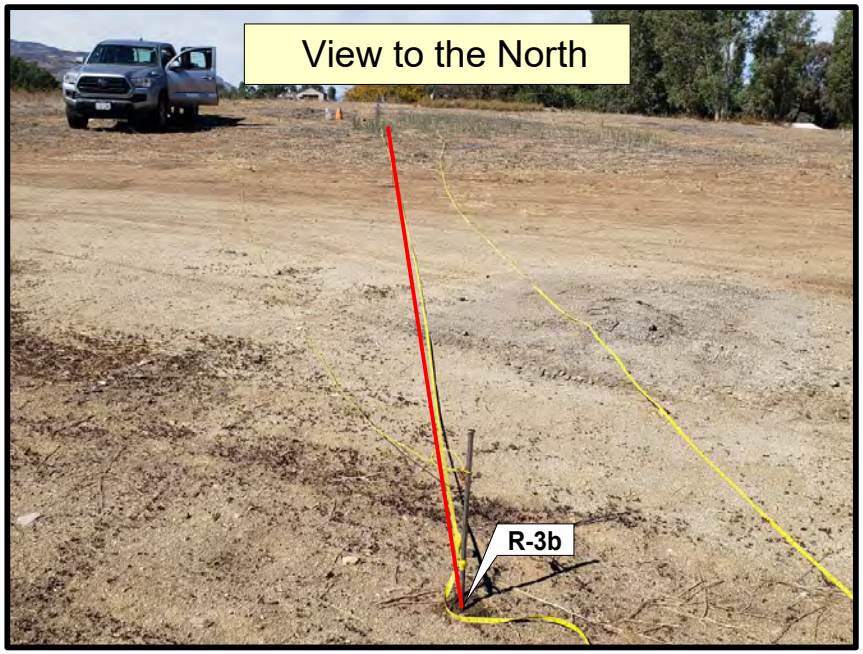
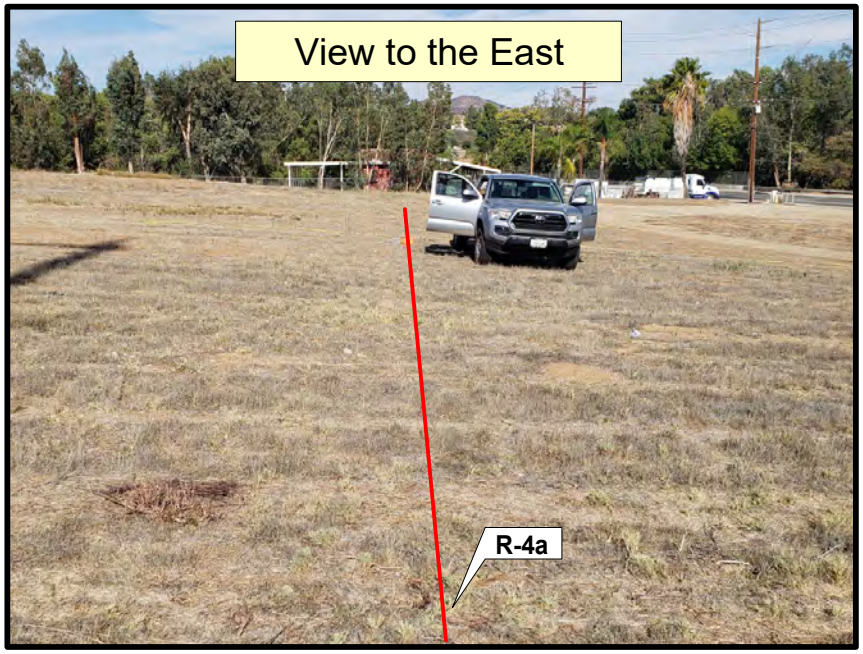
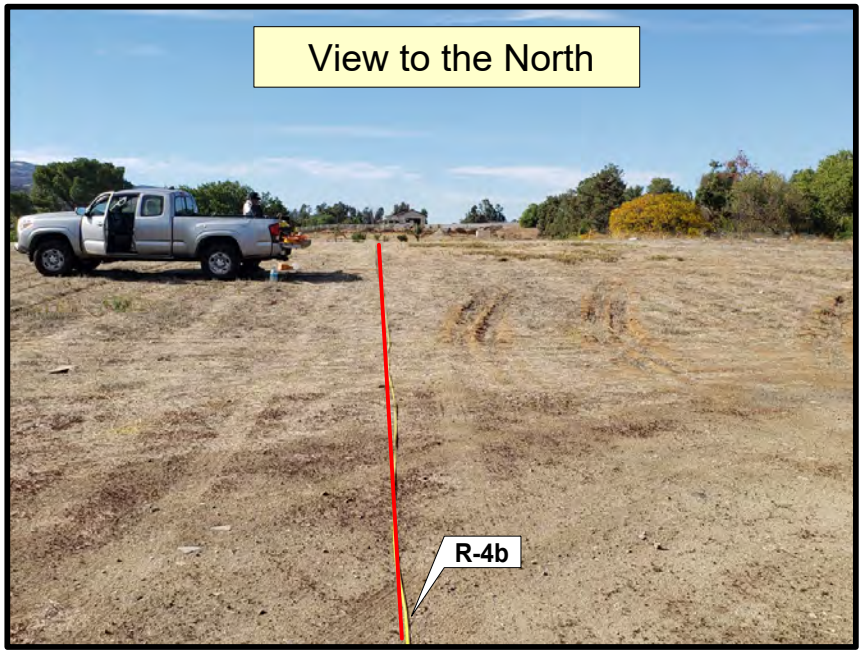
Figure 3a









SITE PHOTOGRAPHS

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

ATLAS

Figure 3b

Line No. Orientation	Spacing (ft)	Current (mA)	Resistance (Ohms)	Error (%)	Apparent Resistivity	
					(ohm-cm)	(ohm-ft)
R-1a	2	5.705	15.42	0.0	5906.21	193.77
E-W	4	5.466	4.42	0.1	3388.98	111.19
	6	10.65	2.92	0.1	3352.98	110.01
	8	10.74	1.99	0.0	3051.92	100.13
	12	10.93	1.10	0.1	2518.76	82.64
	20	6.603	0.54	0.2	2074.83	68.07
	30	9.904	0.33	0.3	1908.60	62.62
	50	13.75	0.24	0.3	2250.26	73.83
R-1b	2	5.633	14.09	0.0	5396.79	177.06
N-S	4	10.79	4.88	0.1	3740.60	122.72
	6	6.99	2.86	0.0	3280.59	107.63
	8	3.858	1.89	0.0	2892.59	94.90
	12	6.974	1.12	0.0	2583.10	84.75
	20	7.228	0.59	0.2	2254.09	73.95
	30	8.701	0.36	0.0	2077.51	68.16
	50	12.63	0.24	0.1	2330.69	76.47
R-2a	2	9.376	47.02	0.0	18009.73	590.87
E-W	4	9.801	17.43	0.0	13352.17	438.06
	6	9.001	5.71	0.0	6560.03	215.22
	8	11.2	2.91	0.0	4450.72	146.02
	12	5.557	0.95	0.1	2191.50	71.90
	20	6.035	0.46	0.0	1750.80	57.44
	30	7.331	0.32	0.1	1838.51	60.32
	50	9.386	0.24	0.2	2313.46	75.90
R-2b	2	7.981	37.38	0.0	14317.39	469.73
N-S	4	7.929	9.75	0.0	7471.24	245.12
	6	8.902	3.52	0.0	4044.72	132.70
	8	6.848	2.17	0.0	3321.57	108.98
	12	7.677	0.90	0.0	2072.92	68.01
	20	6.948	0.53	0.1	2036.53	66.82
	30	6.946	0.37	0.1	2097.05	68.80
	50	6.916	0.27	0.0	2598.81	85.26

ELECTRICAL RESISTIVITY RESULTS (R-1 and R-2)

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

ATLAS

Figure 4a

Line No. Orientation	Spacing (ft)	Current (mA)	Resistance (Ohms)	Error (%)	Apparent Resistivity	
					(ohm-cm)	(ohm-ft)
R-3a	2	7.16	13.65	0.0	5228.26	171.53
E-W	4	9.038	3.47	0.0	2658.18	87.21
	6	7.052	2.13	0.1	2448.66	80.34
	8	9.801	1.35	0.1	2065.26	67.76
	12	6.287	0.75	0.1	1730.04	56.76
	20	6.523	0.44	0.2	1696.79	55.67
	30	7.878	0.31	0.2	1754.05	57.55
	50	14.26	0.24	0.1	2256.96	74.05
R-3b	2	7.415	15.08	0.0	5775.98	189.50
N-S	4	8.953	4.07	0.0	3118.57	102.32
	6	9.341	1.84	0.1	2109.69	69.22
	8	7.029	1.13	0.0	1732.79	56.85
	12	4.714	0.73	0.1	1673.27	54.90
	20	6	0.42	0.1	1592.23	52.24
	30	9.995	0.31	0.0	1780.48	58.41
	50	11.58	0.25	0.1	2396.76	78.63
R-4a	2	6.565	11.41	0.0	4370.29	143.38
E-W	4	7.283	2.26	0.0	1728.96	56.72
	6	8.999	1.52	0.1	1743.14	57.19
	8	9.584	1.06	0.1	1624.02	53.28
	12	13.32	0.71	0.1	1632.83	53.57
	20	7.515	0.40	0.0	1539.75	50.52
	30	14.87	0.29	0.1	1647.76	54.06
	50	14.08	0.21	0.2	2043.43	67.04
R-4b	2	7.349	10.45	0.0	4002.59	131.32
N-S	4	8.33	3.25	0.0	2492.71	81.78
	6	9.28	1.60	0.1	1832.76	60.13
	8	8.093	1.07	0.0	1645.47	53.99
	12	7.164	0.64	0.1	1472.88	48.32
	20	8.689	0.46	0.0	1774.93	58.23
	30	8.26	0.32	0.0	1848.85	60.66
	50	12.7	0.23	0.2	2154.50	70.69

ELECTRICAL RESISTIVITY RESULTS (R-1 and R-2)

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

ATLAS

Figure 4b

APPENDIX D
LIQUEFACTION ANALYSIS

GEOLOGISMIKI
Geotechnical Software

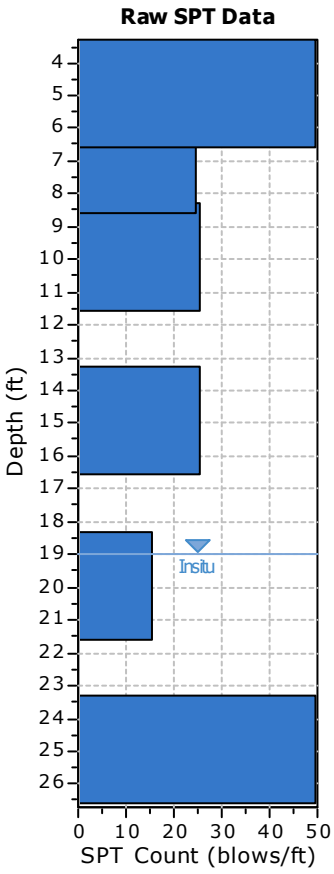
SPT BASED LIQUEFACTION ANALYSIS REPORT

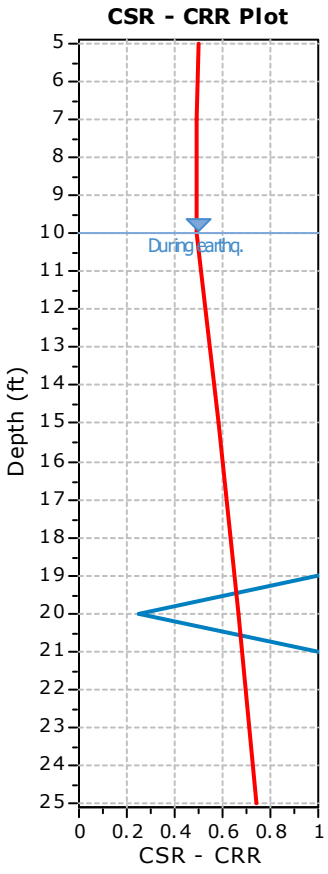
Project title : Hecate Chiquito BESS **SPT Name: B4**

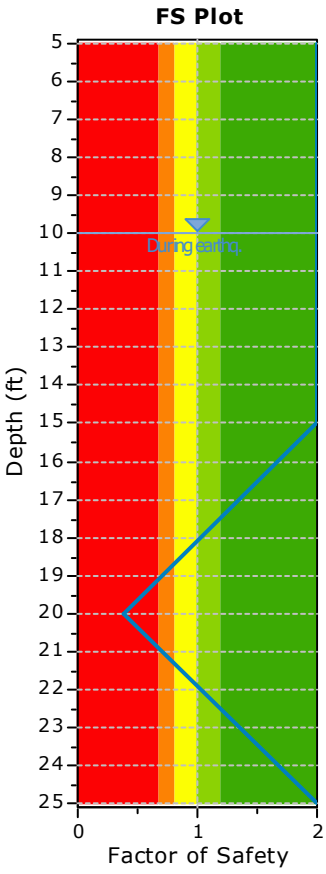
Location : Near NEC Clinton Keith Road and Grand Avenue, Wildomar, CA

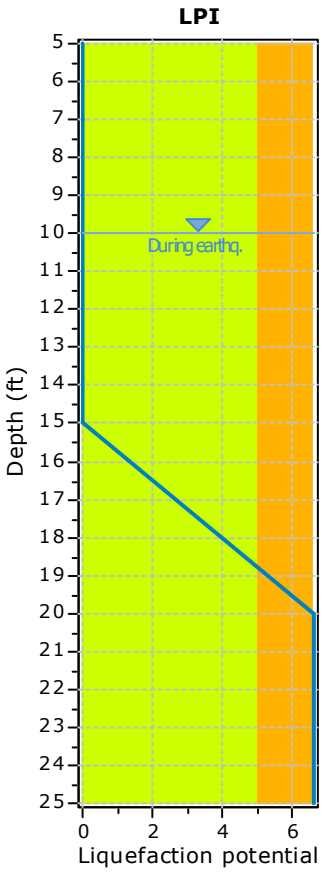
:: Input parameters and analysis properties ::

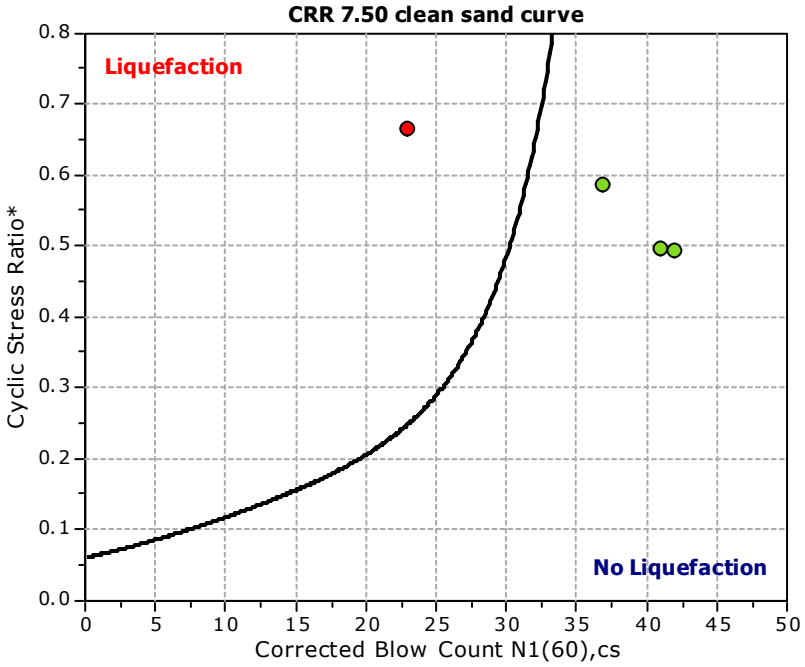
Analysis method:	Boulanger & Idriss, 2014	G.W.T. (in-situ):	19.00 ft
Fines correction method:	Boulanger & Idriss, 2014	G.W.T. (earthq.):	10.00 ft
Sampling method:	Sampler wo liners	Earthquake magnitude M_w:	7.70
Borehole diameter:	200mm	Peak ground acceleration:	0.78 g
Rod length:	3.30 ft	Eq. external load:	0.00 tsf
Hammer energy ratio:	1.17		











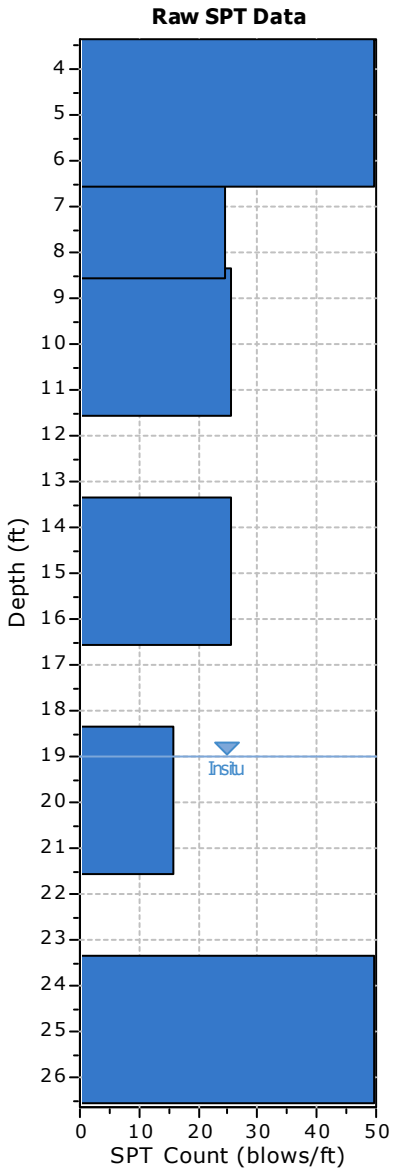
F.S. color scheme

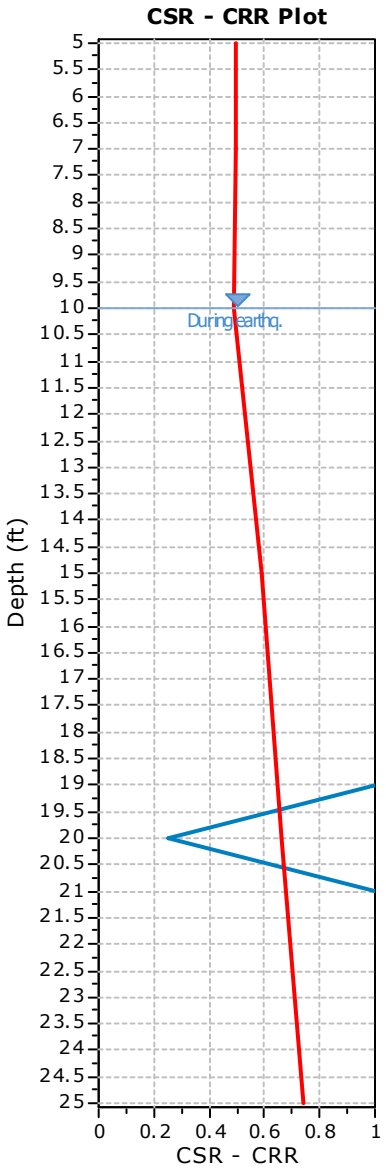
- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

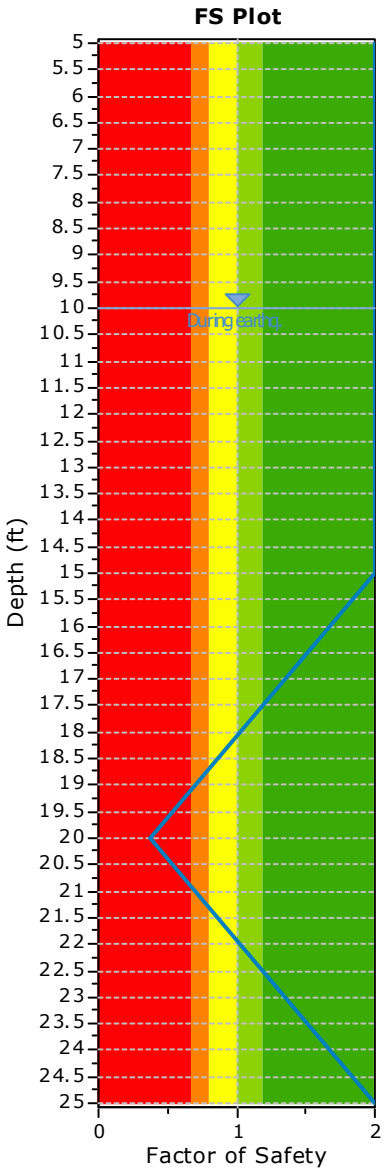
LPI color scheme

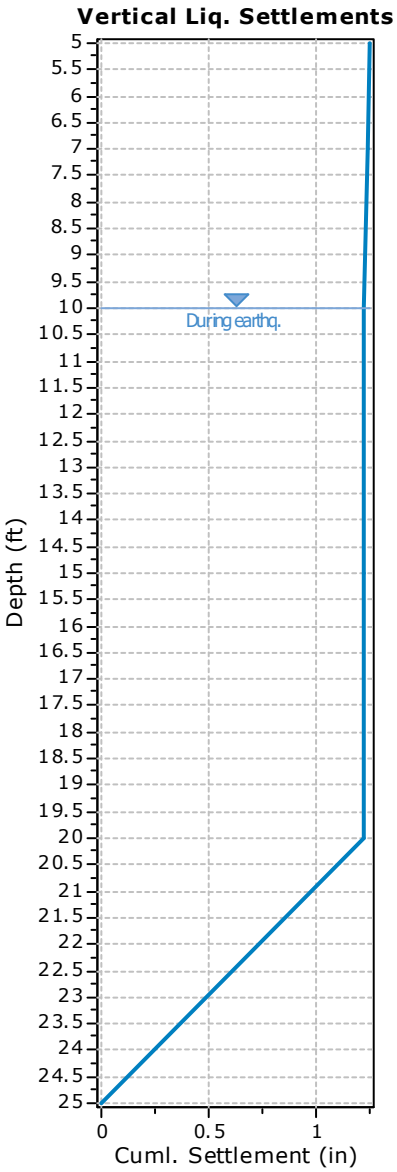
- Very high risk
- High risk
- Low risk

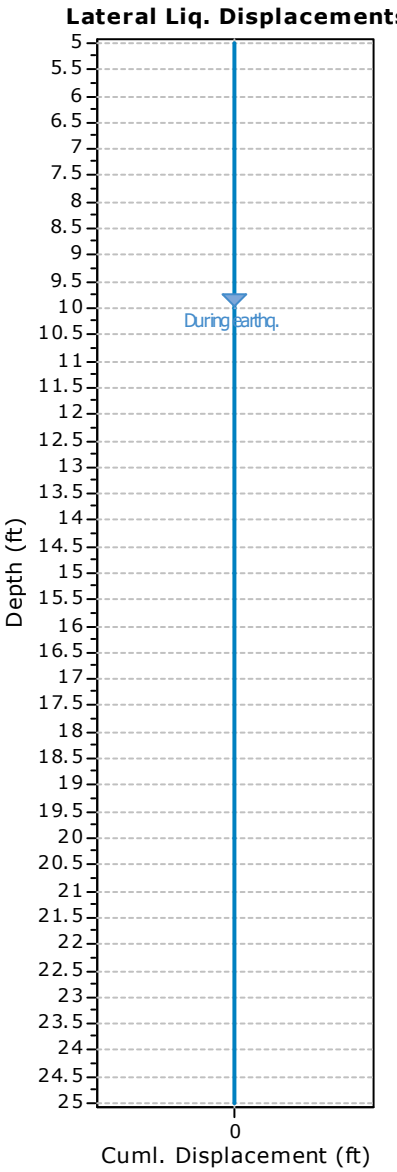
:: Overall Liquefaction Assessment Analysis Plots ::











:: Field input data ::

Test Depth (ft)	SPT Field Value (blows)	Fines Content (%)	Unit Weight (pcf)	Infl. Thickness (ft)	Can Liquefy
5.00	50	0.00	130.00	5.00	No
7.00	25	0.00	120.00	2.00	No
10.00	26	0.00	120.00	5.00	Yes
15.00	26	0.00	120.00	5.00	Yes
20.00	16	0.00	115.00	5.00	Yes
25.00	50	0.00	135.00	5.00	Yes

Abbreviations

Depth: Depth at which test was performed (ft)
SPT Field Value: Number of blows per foot
Fines Content: Fines content at test depth (%)
Unit Weight: Unit weight at test depth (pcf)
Infl. Thickness: Thickness of the soil layer to be considered in settlements analysis (ft)
Can Liquefy: User defined switch for excluding/including test depth from the analysis procedure

:: Cyclic Resistance Ratio (CRR) calculation data ::

Depth (ft)	SPT Field Value	Unit Weight (pcf)	σ_v (tsf)	u_o (tsf)	σ'_{vo} (tsf)	m	C_N	C_E	C_B	C_R	C_S	$(N_1)_{60}$	FC (%)	$\Delta(N_1)_{60}$	$(N_1)_{60cs}$	$CRR_{7.5}$
5.00	50	130.00	0.33	0.00	0.33	0.26	1.36	1.17	1.15	0.75	1.20	83	0.00	0.00	83	4.000
7.00	25	120.00	0.45	0.00	0.45	0.29	1.28	1.17	1.15	0.80	1.20	41	0.00	0.00	41	4.000
10.00	26	120.00	0.63	0.00	0.63	0.29	1.16	1.17	1.15	0.85	1.20	42	0.00	0.00	42	4.000
15.00	26	120.00	0.93	0.00	0.93	0.32	1.04	1.17	1.15	0.85	1.20	37	0.00	0.00	37	4.000
20.00	16	115.00	1.21	0.03	1.18	0.41	0.96	1.17	1.15	0.95	1.20	23	0.00	0.00	23	0.249
25.00	50	135.00	1.55	0.19	1.36	0.26	0.94	1.17	1.15	0.95	1.20	72	0.00	0.00	72	4.000

Abbreviations

σ_v: Total stress during SPT test (tsf)
u_o: Water pore pressure during SPT test (tsf)
σ'_{vo}: Effective overburden pressure during SPT test (tsf)
m: Stress exponent normalization factor
C_N: Overburden corretion factor
C_E: Energy correction factor
C_B: Borehole diameter correction factor
C_R: Rod length correction factor
C_S: Liner correction factor
$N_{1(60)}$: Corrected N_{SPT} to a 60% energy ratio
$\Delta(N_1)_{60}$ Equivalent clean sand adjustment
$N_{1(60)cs}$: Corected $N_{1(60)}$ value for fines content
$CRR_{7.5}$: Cydic resistance ratio for M=7.5

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF_{max}	$(N_1)_{60cs}$	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*	FS	
5.00	130.00	0.33	0.00	0.33	1.00	1.00	0.505	2.20	83	0.92	0.548	1.10	0.498	2.000	●
7.00	120.00	0.45	0.00	0.45	0.99	1.00	0.503	2.20	41	0.92	0.545	1.10	0.496	2.000	●
10.00	120.00	0.63	0.00	0.63	0.98	1.00	0.499	2.20	42	0.92	0.541	1.10	0.492	2.000	●
15.00	120.00	0.93	0.16	0.77	0.97	1.00	0.592	2.20	37	0.92	0.642	1.09	0.587	2.000	●
20.00	115.00	1.21	0.31	0.90	0.96	1.00	0.652	1.62	23	0.96	0.680	1.02	0.664	0.376	●
25.00	135.00	1.55	0.47	1.08	0.94	1.00	0.682	2.20	72	0.92	0.739	0.99	0.744	2.000	●

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF_{max}	$(N_1)_{60cs}$	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*	FS

Abbreviations

$\sigma_{v,eq}$: Total overburden pressure at test point, during earthquake (tsf)
$u_{o,eq}$: Water pressure at test point, during earthquake (tsf)
$\sigma'_{vo,eq}$: Effective overburden pressure, during earthquake (tsf)
r_d: Nonlinear shear mass factor
α: Improvement factor due to stone columns
CSR : Cydic Stress Ratio
MSF : Magnitude Scaling Factor
$CSR_{eq,M=7.5}$: CSR adjusted for M=7.5
K_{sigma}: Effective overburden stress factor
CSR^*: CSR fully adjusted (user FS applied)***
FS: Calculated factor of safety against soil liquefaction

*** User FS: 1.00

:: Liquefaction potential according to Iwasaki ::

Depth (ft)	FS	F	wz	Thickness (ft)	I_L
5.00	2.000	0.00	9.24	2.00	0.00
7.00	2.000	0.00	8.93	2.00	0.00
10.00	2.000	0.00	8.48	3.00	0.00
15.00	2.000	0.00	7.71	5.00	0.00
20.00	0.376	0.62	6.95	5.00	6.61
25.00	2.000	0.00	6.19	5.00	0.00

Overall potential I_L: 6.61

I_L = 0.00 - No liquefaction
I_L between 0.00 and 5 - Liquefaction not probable
I_L between 5 and 15 - Liquefaction probable
I_L > 15 - Liquefaction certain

:: Vertical settlements estimation for dry sands ::

Depth (ft)	$(N_1)_{60}$	τ_{av}	p	G_{max} (tsf)	α	b	γ	ε_{15}	N_c	ε_{Nc} (%)	Δh (ft)	ΔS (in)
5.00	83	0.16	0.22	0.91	0.14	12561.74	0.00	0.00	17.10	0.01	5.00	0.008
7.00	41	0.22	0.30	0.84	0.14	10403.13	0.00	0.00	17.10	0.03	2.00	0.016

Cumulative settlemetns: 0.025

Abbreviations

τ_{av}: Average cyclic shear stress
p: Average stress
G_{max}: Maximum shear modulus (tsf)
α, b: Shear strain formula variables
γ: Average shear strain
ε_{15}: Volumetric strain after 15 cycles
N_c: Number of cycles
ε_{Nc}: Volumetric strain for number of cycles N_c (%)
Δh: Thickness of soil layer (in)
ΔS: Settlement of soil layer (in)

:: Vertical & Lateral displ.acements estimation for saturated sands ::

Depth (ft)	$(N_1)_{60cs}$	γ_{lim} (%)	F_α	FS_{liq}	γ_{max} (%)	e_v (%)	dz (ft)	S_{v-1D} (in)	LDI (ft)

:: Vertical & Lateral displ.acements estimation for saturated sands ::

Depth (ft)	$(N_1)_{60cs}$	γ_{lim} (%)	F_a	FS_{liq}	γ_{max} (%)	e_v (%)	dz (ft)	S_{v-1D} (in)	LDI (ft)
10.00	42	0.56	-0.96	2.000	0.00	0.00	5.00	0.000	0.00
15.00	37	1.56	-0.58	2.000	0.00	0.00	5.00	0.000	0.00
20.00	23	11.27	0.35	0.376	11.27	2.04	5.00	1.227	0.00
25.00	72	0.00	-3.47	2.000	0.00	0.00	5.00	0.000	0.00
							Cumulative settlements:	**1.227**	**0.00**

Abbreviations

γ_{lim}: Limiting shear strain (%)
F_a/N: Maximun shear strain factor
γ_{max}: Maximum shear strain (%)
e_v:: Post liquefaction volumetric strain (%)
S_{v-1D}: Estimated vertical settlement (in)
LDI: Estimated lateral displacement (ft)

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Appendix 6

Phase I Environmental Site Assessment Report

Chiquito Battery Energy Storage Site: APN 380150020 Phase I Environmental Site Assessment

December 1, 2021

Prepared for:

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Chiquito Grid LLC (Hecate)
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Prepared by:

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Thousand Oaks, CA 91362

Project No.: 185805178

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Chiquito Battery Energy Storage Site: APN 380150020 Phase I Environmental Site Assessment was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Chiquito Grid LLC (Hecate) (the “Client”). Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

Author: _____

Emily Medler, B.Sc., Environmental Scientist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Quality Reviewer: _____

Lewis Simons, Principal Geologist

Independent Reviewer: _____

Lindsay McDonough, Senior Environmental Planner

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Abbreviations

AAI	All Appropriate Inquiry
amsl	above mean sea level
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	ASTM International
BER	Business Environmental Risk
CalGEM	Geologic Energy Management Division
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
Client	Hecate Energy Grid, LLC.
CREC	Controlled Recognized Environmental Conditions
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EDR	Environmental Data Resources Inc.
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Conditions
LUST	Leaking Underground Storage Tank
NRCS	National Resource Conservation Service
RCFD	Riverside County Fire Department
REC	Recognized Environmental Conditions
ROW	right-of-way
SCE	Southern California Edison

Stantec	Stantec Consulting Services Inc.
SWRCB	California State Water Resources Control Board
USDA	United States Department of Agriculture
User	Hecate Energy Grid, LLC
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition

1.0 SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property located at [Assessor's Parcel Number (APN) 380150020] (the "Subject Property"), on behalf of Hecate Energy Grid, LLC (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated November 19, 2021 and accepted by the Client on November 20, 2021. Hecate Energy Grid, LLC (the "User") has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E 1527-13, and All Appropriate Inquiry (AAI) as defined by the U.S.-Environmental Protection Act (EPA) in Title 40 of the Code of Federal Regulations, Part 312, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Property consists of approximately 1.10 acres of undeveloped land. The Property is zoned as Rural Residential and has a general plan land use designation of Commercial Retail (City of Wildomar 2021). Surrounding properties are a mix of public facilities, residential, and commercial properties. A Property location map is illustrated on Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of APN 380150020 or the "Property". Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property.

The following Business Environmental Risks (BERs) were identified in connection with the assessment of the Subject Property:

- The existing, undeveloped condition of the Subject Property is likely to support endangered or special status biological resources. A biological resources assessment was conducted prior to this Phase I ESA. Results of the survey indicated most of the Subject Property consists of non-native grassland and one special-status species, paniculate tarplant, was observed on the Subject Property. No additional special-status wildlife species were observed during the assessment, however due to its close proximity to Murrieta Creek there is potential for the riparian vegetation to support special status and other common bird species. Lastly, the assessment indicated burrowing owls have the potential to occur within non-native grasslands of the Subject Property. These potential biological resources represent a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located on the Willard Fault within the Elsinore Fault Zone. The Subject Property's proximity to the Willard fault represents a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located within 300 feet of Murrieta Creek, which is mapped as a regulatory floodway. Per FEMA maps prepared for the area, the Subject Property is located within Zone X (minimal flood hazard risk), however, a flood zone AE (flood zone areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA) was mapped directly next to the southeast to east boundary of the Subject Property. The Subject Property's proximity to a Zone AE flood zone towards the southeast to east boundary represents a BER and should be considered during development of the planned use of the Subject Property.

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform All Appropriate Inquiry (AAI) into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by ASTM International (ASTM) in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13. "All Appropriate Inquiry" (AAI) is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Subject Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

1. Due to any release to the environment;
2. Under conditions indicative of a release to the environment; or
3. Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with a property but has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (e.g., if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The presence of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor occurrences of contamination that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to

the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

This Phase I ESA was conducted in accordance with our proposal to Hecate Energy Grid, LLC dated November 19, 2021 and Client's authorization on November 20, 2021 The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Subject Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or EP is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

2.1 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of approximately 1.10 acres of undeveloped land. The Subject Property is zoned as Rural Residential and has a general plan land use designation of Commercial Retail (City of Wildomar 2021). Surrounding properties are a mix of public facilities, residential, and commercial properties. A Subject Property location map is illustrated on Figure 1. A Subject Property map illustrating the main features of the Subject Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and

budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

This report provides an evaluation of selected environmental conditions associated with the Subject Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the property or in connection with the Subject Property. Stantec did obtain historical records that document the property history in 5-year intervals. Although this represents data gaps, these data gaps are not considered to impact the EPs ability to identify RECs unless stated as such. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EPs to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

The conclusions are based on the conditions encountered at the Subject Property by Stantec at the time the work was conducted.

As the purpose of this report is to identify Subject Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Subject Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor

compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies. It is recommended that issues raised by the report should be reviewed for the client by its legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of “All Appropriate Inquiries” into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Towards that end, Stantec requested that the User provide the following documents and information:

Stantec forwarded the ASTM recommended User Questionnaire to James Damon, representative from Hecate Energy Grid, LLC. As the date of this document, Stantec has not received a completed User Questionnaire from the Client.

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Subject Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Stantec attempted to identify uses of the Subject Property from the present to the first developed use of the Subject Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Subject Property is provided in the table below with additional details in the following subsections

Topography:	U.S. Geological Survey (USGS) Wildomar 7.5-minute topographic quadrangle (USGS 2012)
Soil/Bedrock Data:	According to the U.S. Department of Agriculture (USDA): Natural Resources Conservation Service (NRCS) Web Soil Survey nearby soils consists of sandy loam and very fine sandy loam (USDA 2021). This area is characterized by Marine and Nonmarine (Continental) Sedimentary rocks with older alluvium lake, playa, and terrace deposits (SWRCB 2021).
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	California Department of Water Resources (DWR) and USGS Groundwater Data reported depth to groundwater ranges from 1190 feet above mean sea level (feet amsl). The groundwater gradient is expected to be towards the north, northwest (DWR 2020). Stantec reviewed the State Water Resource Control Board (SWRCB) Geotracker online environmental database for sites reporting depth to groundwater. The closest site with depth to groundwater information is a former leaking underground storage tank (LUST) cleanup site identified as the Inland Valley Regional Medical Center located at 36485 Inland Valley Drive, Wildomar, CA 92595. Although currently identified as a case closed site, the last reported depth to groundwater was 1,330-1343 feet amsl in the fourth quarter Groundwater Monitoring Well Sampling and Gradient Assessment dated November 8, 2004 (Frey Environmental 2004).
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.	

4.1.1 Subject Property Topography and Surface Water Flow

The Subject Property is located at an elevation of approximately 1200 feet amsl. Based on the topography of the existing and surrounding surface conditions, surface water flows southwest on the Subject Property into drainage channels leading to the Murrieta Creek.

4.1.2 Regional and Subject Property Geology

The Subject Property is located in the southern portion of the Elsinore Valley, a tectonically controlled valley found within the Perris Block which is part of the Peninsular Ranges Geomorphic Province (VCS Environmental 2017). The structurally depressed troughs are filled with nonmarine sediments of upper Pliocene, while the ridges are typically composed of plutonic igneous rocks, metasedimentary rocks, and late-stage intrusive dikes (Quinn and Kerridge 2018). The Elsinore Valley is a complex geologic structural formation that has formed by extensional faulting along the Elsinore Fault Zone (VCS Environmental 2017). The Perris block is the region between the San Jacinto and Elsinore-Chino fault zones, bounded on the north by the Cucamonga (San Gabriel) Fault, on the south by a vaguely delineated boundary near the southern end of the Temecula Valley, and on the southwest by the Santa Ana Mountains (Quinn and Kerridge 2018). The Subject Property is located on the Willard fault in the Elsinore Fault Zone. This fault zone is right lateral strike-slip fault zone extending for approximately 110 miles from the City of Whittier to the City of Murrieta in California. The Elsinore Fault Zone is reported to the one of the quietest fault zones in southern California (SCEDC 2021).

4.1.3 Regional and Subject Property Hydrogeology

The Subject Property is located in the Temecula Valley Groundwater Basin. The Temecula Valley Groundwater Basin underlies several valleys in the southwestern Riverside County and a portion of northern San Diego County. The basin is bounded by nonwatery-bearing crystalline rocks of the Penninsular Ranges (DWR 2004). The overlying valleys are drained mainly by Wilson, Temecula, Murrieta, Warm Springs, and Pechanga Creeks to the Santa Margarita River which flows west out of the Temecula Valley. The primary water bearing material of this basin is quaternary alluvium, estimated to reach more than 2,500 feet thick. Holocene alluvial deposits consist of unconsolidated gravel, sand, silt, and clay that are generally about 100 to 125 feet thick but can reach 200 feet thick. Groundwater is extracted from residumm and from fractured rocks beneath the basin (DWR 2004). The Lancaster, Aguanga, and Agua Caliente faults and several strands of the Elsinore fault zone cross the basin and may affect groundwater movement. The Wildomar fault is a groundwater barrier that produces differences in water level and pressure in the northwestern part of the basin. Natural recharge of the alluvium is from direct precipitation and percolation in the Warm Springs, Tucalota, Santa Gertrudis, Murrieta, and Pechanga Creeks and the Temecula River (DWR 2004).

Stantec reviewed the SWRCB Geotracker online environmental database for sites reporting a depth to groundwater. The closest site with depth groundwater information is a former LUST cleanup site identified as the Inland Valley Regional Medical Center located at 36485 Inland Valley Drive, Wildomar, CA 92595. Although currently identified as a case closed site, the last reported depth to groundwater was 1,330-

1343 feet amsl in the fourth quarter Groundwater Monitoring Well Sampling and Gradient Assessment dated November 8, 2004 (Frey Environmental 2004).

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Data Resources Inc. (EDR), a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix C.

Stantec evaluated the information listed within the database relative to potential impact to the Subject Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Subject Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be in the north, northwest.

Observations about the Subject Property and surrounding sites made during the Subject Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the EDR report to evaluate the potential for conditions on adjacent and nearby sites to pose a REC, CREC, or HREC for the Subject Property.

Based on the evaluation, the following individual facility was identified as the most likely potential of impact to the Subject Property. The basis for why the following listed databases creates a REC for the Subject Property is also provided.

Listed Facility Name/Address	Database Listing	Distance/Direction from Subject Property	REC? (YES / NO)
Bear Creek Golf Course; 22771 Grand Avenue	SWEEPS Underground Storage Tank (UST)	600 feet west of the Subject Property	No
No additional information was reported. Based on lack of reported violations or releases, this site listing is not considered a REC.			

4.2.2 Listings for Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjacent and nearby sites to pose a REC, CREC, or HREC for the Subject Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Subject Property from a nearby property, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC].

Stantec considers the other listings in the database search report provided in Appendix C to not constitute potential RECs for the Subject Property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Subject Property use and/or indications of RECs in connection with the Subject Property:

4.3.1 Riverside County Environmental Health Department

Agency Name Contact Information	Finding
Riverside County Environmental Health Department DEHRecordsMgmt@rivco.org Date of contact: November 2, 2021	Stantec submitted a Freedom of Information Act (FOIA) request to the Riverside County Environmental Health Department on November 2, 2021 and received a response indicating no records were found.

4.3.2 Department of Toxic Substances Control

Agency Name, Contact Information	Findings
Department of Toxic Substances Control (DTSC) San Diego SanDiegoFileRoom@dtsc.ca.gov Date of Contact: November 2, 2021	Stantec submitted a FOIA request to the DTSC on November 2, 2021 and received a response no records were found.

4.3.3 Riverside County Fire Department

Agency Name Contact Information	Finding
Riverside County Fire Department (RCFD) RRURecords@fire.ca.gov Date of contact: November 2, 2021	Stantec submitted a records request to RCFD on November 2, 2021 and received a response indicating no records were found.

4.3.4 City of Wildomar Building and Safety Department

Agency Name, Contact Information	Findings
City of Wildomar Building and Safety Department records@rivco.com Date of Contact: November 2, 2021	Stantec submitted a records request to the Building and Safety Department on November 2, 2021 and received the following records: • April 28, 1971: Permit No. 190053to replace electrical service and gas line

Agency Name, Contact Information	Findings
	• March 1, 1972: Permit No. 202460 issued for demolition of a cabin Refer to Appendix D Agency Records for copies of these permits.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records, deeds, environmental liens, and activity and use limitation documentation was not provided by the User, and public records were not searched by Stantec.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

Year	Scale	Observations, Subject Property and Adjoining Properties
1949	1"=500'	Present day Clinton Keith Road and Grand Avenue are visible on this photograph as paved roads. The Subject Property and surrounding areas appear to be undeveloped. A drainage path or creek can be visible to the south of the Subject Property.
1953	1"=500'	The Subject Property remains unchanged from the 1949 photograph. Some developments are visible approximately 750 feet to the west of the Subject Property.
1961	1"=500'	The Subject Property remains unchanged from the 1949 photograph. The properties directly to the west, northwest show evidence of grading or vegetation clearing.
1967	1"=500'	No significant changes in land use are visible from the 1961 photograph.
1974	1"=500'	No significant changes in land use are visible from the 1967 photograph.
1978	1"=500'	Surrounding properties are now distinguishable from one another with distinguished property boundaries. Murrieta Creek is visible to the north of the Subject Property.
1985	1"=500'	The Subject Property remains unchanged. Various surrounding properties are developed with single family homes. The drainage path or creek is still visible to the south of the Subject Property.
1989	1"=500'	No significant changes in land use are visible from the 1989 photograph.

Year	Scale	Observations, Subject Property and Adjoining Properties
1994	1”=500’	Significant land use development is visible in surrounding properties. The areas surrounding the Subject Property now show various residential homes and tracks. Thick vegetation overgrowth is visible on the property directly south of the Subject Property.
1997	1”=500’	No significant changes in land use are visible from the 1994 photograph. The property to south appears to have been cleared of minimal vegetation, however mature trees are still present.
2002	1”=500’	No significant changes in land use are visible from the 1997 photograph. The property to south appears to now be developed further and covered with asphalt.
2005	1”=500’	The Subject Property remains unchanged from the 2002 photograph. The land approximately 800 feet to the southwest is developed into a golf course.
2009	1”=500’	No significant changes in land use from the 2002 photograph.
2012	1”=500’	The Subject Property remains unchanged from the 2009 photograph. The adjacent property to the south is now developed as the Southern California Edison (SCE) Tenaja Substation.
2016	1”=500’	No significant changes in land use from the 2012 photograph.

Name of aerial photograph source: The EDR Aerial Photo Decade Package

4.4.3 City Directories

Stantec retained a third party to research available reverse city directories for the Subject Property, in approximately five-year intervals. The following is a summary of Stantec’s review of the city directory listings:

Year	Subject/Adjoining Property	Listed Occupants
2014	32695 Clinton Keith Road	Bear Creek Feed& Supply
2005	32575 Clinton Keith Road	Lopez, Juan M
	32695 Clinton Keith Road	VIP Monitoring
2000	32757 Clinton Keith Road	Lopez, Juan
	32695 Clinton Keith Road	Price, Ted Rancho Land Sales
1995	32575 Clinton Keith Road	Lopez, Juan
	32625 Clinton Keith Road	Helash, John
	32695 Clinton Keith Road	Price, Ted Rancho Land Sales
1992	32575 Clinton Keith Road	Lopez, Juan
	32625 Clinton Keith Road	Helash, John

Year	Subject/Adjoining Property	Listed Occupants
	32695 Clinton Keith Road	Price, Ted Rancho Land Sales
1985	32575 Clinton Keith Road	Wright, Jean
	32610 Clinton Keith Road	Hilde, Phillip
	32625 Clinton Keith Road	Helash, John
1980	32610 Clinton Keith Road	Hilde, Phillip

Name of city directories and source: The EDR City Directory Abstract

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Subject Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Subject Property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Subject Property. The Sanborn® Map Search Report indicating “no coverage” is presented in Appendix C.

4.4.5 Historical Topographic Maps

Stantec obtained and reviewed historical topographic maps to help identify past proposed Subject Property usage and areas of potential environmental concern. USGS 7.5-minute Topographic Maps of the Wildomar, California Quadrangle (scale 1:24,000) to help identify past Subject Property usage and areas of potential environmental concern.

No RECs were noted during our review of the topographic maps. Copies of the historical maps are provided in Appendix C. The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations, Subject Property and Adjoining Sites
1901	1:125,000	Based on the scale, no details regarding specific development of the Subject Property were observed. No structures or indicators of potential RECs were presented on the map.
1942	1:62,500	
1943	1:62,500	
1947	1:50,000	
1953	1:24,000	
1973	1:24,000	Clinton Keith Road and Murrieta Creek are presented on these maps. No structures are present on the Subject Property and surrounding properties.
1982	1:24,000	
1988	1:24,000	
1997	1:24,000	

Year	Scale	Observations, Subject Property and Adjoining Sites
2012	1:24,000	This map provides little detail of the Subject Property, adjoining, and nearby properties. All surrounding residential streets appear to be developed to their current conditions.

Name of maps and source: The EDR Historical Topographic Map Report

4.4.6 Other Historical Sources

Stantec reviewed the Department of Conservation (DOC), Geologic Energy Management Division (CalGEM) online well finder database to determine the number and status of historical oil and gas wells on the Subject Property and in the surrounding areas. The nearest buried and plugged oil gas well is approximately 4.72 miles to the southeast of the Subject Property (DOC 2021). No historical, or current, oil and gas wells were identified within the Subject Property.

No other historical sources were researched.

5.0 SITE RECONNAISSANCE

A visit to the Subject Property and its vicinity was conducted by Emily Medler on November 11, 2021. Access to the Subject Property was provided by public right-of-way (ROW). Stantec was unaccompanied during the Subject Property visit. Figure 2 provides information about the Subject Property and adjoining sites and the location of potential areas of environmental concern. Photographs collected during the Subject Property visit are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Subject Property that may indicate the presence of RECs. The reconnaissance of the Subject Property was conducted on foot and Stantec utilized the following methodology to observe the Subject Property:

- Traverse the outer Subject Property boundary.
- Traverse transects across the Subject Property.
- Traverse the periphery of all structures on the Subject Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces.

Weather conditions during the visit to the Subject Property were clear and sunny. There were no weather-related Subject Property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Subject Property and Area Description:	The Subject Property is located at APN 380150020. The Subject Property is a vacant, undeveloped parcel within the City of Wildomar. The surrounding area consists of residential, commercial, and open space use.
Subject Property Operations.	The Subject Property is zoned as Rural Residential and is a vacant lot with no active operations.
Structures, Roads, Other Improvements:	None observed.
Subject Property Size (acres):	1.10 acres
Estimated % of Subject Property Covered by Buildings and/or Pavement:	0%, site is covered with minimal vegetation and grasses
Observed Current Subject Property Use/Operations:	Vacant lot
Observed Evidence of Past Subject Property Use(s):	None observed.

Sewage Disposal Method (and age):	City of Wildomar Public Works Department
Potable Water Source:	Elsinore Valley Municipal Water District
Electric Utility:	SCE

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Subject Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	None observed.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

The area within the Subject Property is undeveloped, vacant land. As such, no interior observations were made during the site reconnaissance.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Subject Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	Two-tracks were observed throughout the Subject Property assumed to be associated with various vegetation management (i.e., mowing)

Observations	Description
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	No areas indicative of solid waste disposal were observed.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Subject Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	The conditions were dry at the time of the site reconnaissance conducted by Stantec on November 11, 2021. Based on the locations of storm drains, stormwater flows south, southwest from the site to the drainage culvert located on SCE's property adjacent to the southwest.
Wells:	None observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	Observed on the Subject Property were two aboveground, high voltage markers. These markers do not represent a REC.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other Underground Structures:	None observed.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Subject Property and/or from public ROW, Stantec made the following observations about use and activities on adjoining sites:

NORTH	Subject Property consists of a vacant lot and a commercial business (Blue Rock Landscaping Materials).
EAST	This site appears to be undeveloped.
SOUTH	Subject Property to the south is developed as an electrical substation (SCE Tenaja Substation).
WEST	The adjacent to the west of the Subject Property consists of a residential neighborhood.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining sites providing indications of past use and activities, if any, are described below.

NORTH	None Observed.
EAST	None Observed.
SOUTH	None Observed.
WEST	None Observed.

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds, and lagoons on adjoining sites:

NORTH	Murrieta Creek was observed approximately 300 feet to the north of the Subject Property.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Subject Property and Surrounding Area:	The Subject Property has a general topographic gradient trend to the south, southwest, and surrounding areas have a general topographic gradient trending north, northwest.

6.0 INTERVIEWS

Interviews were unable to be conducted with the current owner of the Subject Property.

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a property inspection was evaluated to determine if RECs are present in connection with the Subject Property. Based on this information, Stantec made the following finding and developed the following opinion.

- Stantec observed the adjacent property as an electrical substation (SCE Tenaja Substation). Given the recent development of the substation, future development of the Subject Property, and no evidence of prior violations, the Tenaja Substation does not represent a REC.
- Due to the existing conditions and the site being undeveloped, there is potential to encounter various biological resources or endangered species. A biological resources assessment was conducted prior to this Phase I ESA. Results of the survey indicated most of the Subject Property consists of non-native grassland and one special-status species paniculate tarplant, was observed on the Subject Property. No additional special-status wildlife species were observed during the assessment, however due to its close proximity to Murrieta Creek, there is potential for the riparian vegetation to support special status and other common bird species. Lastly, the assessment indicated burrowing owls have the potential to occur within non-native grasslands of the Subject Property. These potential biological resources represent a BER.
- The Subject Property is located on the Willard fault of the Elsinore fault zone. The Subject Property's close proximity to these faults represents a BER and should be considered during development of the planned use of the Subject Property.
- The Subject Property is located within 300 feet of Murrieta Creek, which is mapped as a regulatory floodway. The Subject Property is located in Zone X (minimal flood hazard risk), however, a flood zone AE (flood zone areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA) was mapped close to the southeast to east boundary of the Subject Property.
- The Subject Property's close proximity to a regulatory flood way and Zone AE represents a BER and should be considered during development of the planned use of the Subject Property.

7.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.
Data Gaps from Historical Records Review:	None.
Data Gaps from Interviews:	The current owner of the Subject Property was not interviewed during the completion of this assessment. However, a user questionnaire was issued to Hecate and Stantec is awaiting the completed questionnaire, which will be incorporated into this report upon receipt.
Other Data Gaps:	None.

7.3 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of APN 380150020, the "Subject Property". Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property.

The following Business Environmental Risks (BERs) were identified in connection with the assessment of the Subject Property:

- The existing, undeveloped condition of the Subject Property is likely to support endangered or special status biological resources. A biological resources assessment was conducted prior to this Phase I ESA. Results of the survey indicated most of the Subject Property consists of non-native grassland and one special-status species, paniculate tarplant, was observed on the

Subject Property. Additionally, no special-status wildlife species were observed during the assessment, however due to its close proximity to Murrieta Creek there is potential for the riparian vegetation to support special status and other common bird species. Lastly, the assessment indicated burrowing owls have the potential to occur within non-native grasslands of the Subject Property. These potential biological resources represent a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located on the Willard Fault within the Elsinore Fault Zone. The Subject Property's proximity to the Willard fault represents a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located within 300 feet of Murrieta Creek, which is mapped as a regulatory floodway. Per FEMA maps prepared for the area, the Subject Property is located within Zone X (minimal flood hazard risk), however, a flood zone AE (flood zone areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA) was mapped directly next to the southeast to east boundary of the Subject Property. The Subject Property's proximity to a Zone AE flood zone towards the southeast to east boundary represents a BER and should be considered during development of the planned use of the Subject Property.

8.0 REFERENCES

ASTM International. 2015. Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. Designation E 2600-15.

ASTM International. 2013. Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process. Designation: E 1527-13.

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FIGURES

APPENDICES

Appendix A Photographs of the Property and Vicinity

Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 1

Direction:
North

Survey Date:
11/11/2021

Comments:
From PP1, looking North at the Property and adjacent parcel boundary. Ornamental vegetation and electrical poles can be seen along this boundary.



Photograph ID: 2

Direction:
Northeast, east

Survey Date:
11/11/2021

Comments:
From PP1, looking northeast, east at the Property and Clinton Keith Road. The property adjacent to the north and nearby business, Blue Rock Landscaping materials, is visible in the background.



Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 3

Direction:
Southwest

Survey Date:
11/11/2021

Comments:
View of aboveground high-voltage markers along the eastern boundary of the Property.



Photograph ID: 4

Direction:
Northwest

Survey Date:
11/11/2021

Comments:
View of the Property from the southeastern corner of the Property facing northwest.



Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 5

Direction:
East, southeast

Survey Date:
11/11/2021

Comments:
View from the Property facing east, southeast at the nearby open space property across Clinton Keith Road. Additionally, an electrical pole is visible along the eastern boudnary.



Photograph ID: 6

Direction:
South

Survey Date:
11/11/2021

Comments:
From PP3, view of the Property facing south at the adjacent Southern California Edison (SCE) Tenaja Substation.



Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 7

Direction:
Southeast

Survey Date:
11/11/2021

Comments:
From PP3, view of the Property and adjacent parcel boundary facing southeast. Various two-tracks are visible throughout the site. Assumed to be associated with various vegetation management.



Photograph ID: 8

Direction:
West

Survey Date:
11/11/2021

Comments:
From PP3, view of the adjacent residential properties to the west.



Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 9 **Direction:** East, southeast **Survey Date:** 11/11/2021 **Comments:** From PP4, view of the Property boundary with the adjacent SCE Tenaja Substation. Four electrical poles and ornamental landscaping is visible along this boundary.	
Photograph ID: 10 **Direction:** East, southeast **Survey Date:** 11/11/2021 **Comments:** View of the drainage culvert on the adjacent SCE Tenaja Substation property to the south. The culvert is approximately 2-3 feet wide. No runoff was observed at the site reconnaissance.	

Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 11

Direction:
Southwest

Survey Date:
11/11/2021

Comments:
View of the SCE Tenaja Substation from the Property.

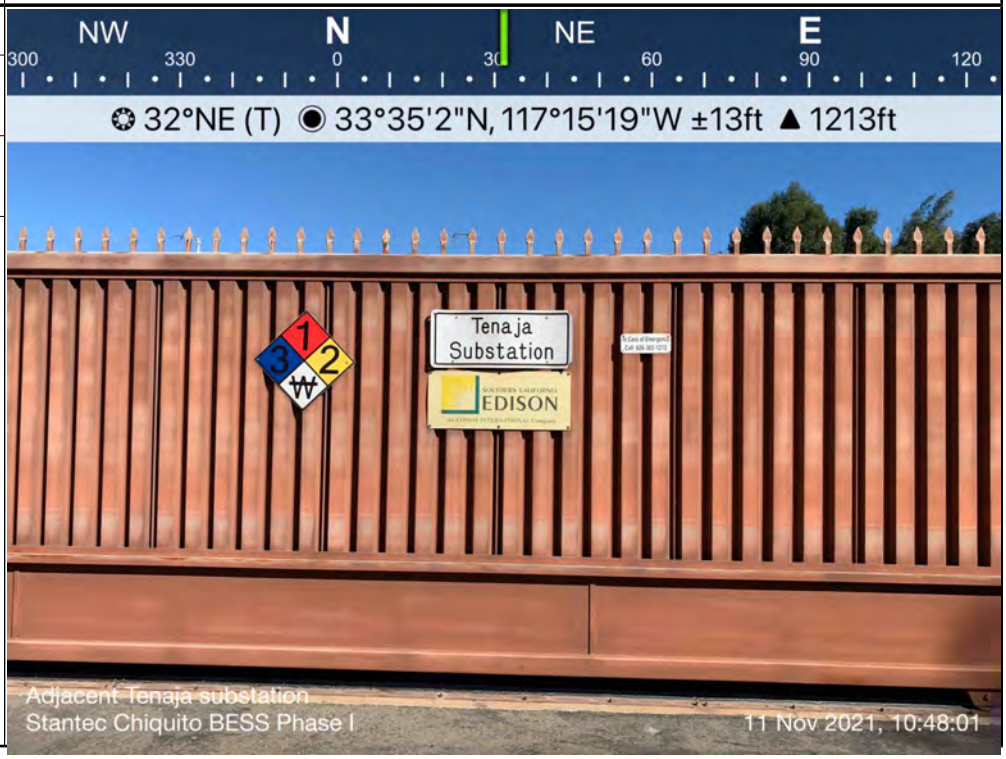


Photograph ID: 12

Direction:
North, northeast

Survey Date:
11/11/2021

Comments:
View of the SCE Tenaja Substation entrance to the south of the Property.



Appendix B STANTEC RESUMES

Emily Medler B.Sc.

Environmental Scientist

As an environmental scientist, Emily has experience performing threatened and endangered species protocol surveys (Blunt-nosed Leopard Lizard), preparation of Initial Study/Mitigated Negative Declarations (IS/MND), providing field oversight and soil sampling, Phase 1 Environmental Site Assessments, state and federal permitting applications, report writing, and document management. Prior to her start at Stantec, Emily's professional experience includes sample extraction and preparation and performing inorganic chemistry analyses on projects in California. Emily has also has experience drafting Environmental Impact Reports (EIRs) during her studies in Australia. She is proficient with Microsoft programs, Google applications, Laboratory Information Management Systems (LIMS), and gINT geotechnical and geo-environmental software and she is familiar with American Society for Testing and Materials (ASTM) and Caltrans testing methods. In addition to her professional experience, Emily is 40-hour HAZWOPER and PASSPORT certified.

EDUCATION

Bachelors of Science, Environmental Science, California Lutheran University, Thousand Oaks, Thousand Oaks, California, United States, 2017

CERTIFICATIONS & TRAINING

HAZWOPER, Occupational Safety and Health Administration, California, 2019

Open Water Diver, Professional Association of Diving Instructors, California, 2014

First Aid/CPR/AED, American Red Cross, Long Beach, California, 2019

10HR Construction Outreach, Occupational Safety and Health Administration, California, 2020, Thousand Oaks, CA, United States, 2020

PROJECT EXPERIENCE

Laboratory Facilities

Multiple Projects*, Santa Paula, California, United States (Environmental Chemist/Analyst)

Emily was involved in multiple projects where she sampled extraction in wastewater, drinking water, groundwater, and hazardous waste according to EPA 200.7 and 200.8 regulations. She also performed Inorganic chemistry sample analysis, specifically determination of trace metals concentrations using Inductively Coupled Plasma Mass Spectrometry (ICP-MS). She also performed complete wet chemistry laboratory analyses including pH, percent moisture, and Methylene Blue Active Substances Assay (MBAS),

Emily Medler B.Sc.

Environmental Scientist

Multiple Laboratory Projects*, Santa Paula, California, United States (Environmental Chemist/Analyst)

On multiple projects, Emily performed inorganic chemistry analyses, specifically determination of trace metals (Arsenic, Cadmium, Mercury, and Lead) in cannabis products using Inductively Coupled Plasma Mass Spectrometry (ICPMS). She also extracted samples using closed vessel microwave digestion, prepared and extracted samples for Cannabinoids, Mycotoxins, Residual Pesticides, and Percent Moisture analysis, and assisted in microbial impurities analyses, including the presence of foreign material, Escherichia coli (E. coli), Aspergillus, and Salmonella.

Multiple Laboratory Projects*, Ventura, California, United States (Laboratory Technician)

Emily utilized her knowledge of American Society for Testing and Materials (ASTM) and Caltrans testing methods on multiple projects. She also performed simple to complex laboratory testing procedures, including but not limited to, soils classification, sieve/grain size analysis, Atterberg limits, tiraxal compression testing, unconfined compression testing, direct shear testing, and hydrometer analysis.

Healthcare

10121 Bacon Drive, Bettsville, Maryland Phase I Environmental Site Assessment, Bettsville, Maryland, United States

Emily was involved in the Ambient Air Data entry and threshold values research for this project.

Pipeline Crossings

L.S. 64 Yuba River Pipeline Relocation Project, California, United States

Emily is involved in the relocation of an existing pipeline across the Yuba River in Marysville, California using horizontal directional drilling technology. She drafted a correspondence response letter from SFPP (Kinder Morgan) to California State Lands Commission. She is also editing the project description, Glossary of Terms, Acronyms. She drafted the Executive Summary and Administrative record for the Project. She was also involved in the technical editing of the Initial Study - Mitigated Negative Declaration (ISMND).

LS-47 and LS-72 Pacheco Creek Washout Pipeline Remediation Project, Pacheco Creek, California, United States

Emily drafted the Lease Application to the California State Lands commission. As well, she assisted with updates to various permit matrices and applications.

State Water Interconnection Project EIR: Geotechnical Investigation, Ventura County, CA, USA

Emily assisted with the preparation of the necessary state and federal regulatory permitting application packages required to complete a geotechnical investigation in support the connection of the City of Ventura water districts to the State Water Project. She assisted in the technical editing and drafting of the addendum to the State Water Interconnection Certified EIR, as well as the compilation of all technical reports and permit applications.

Emily Medler B.Sc.

Environmental Scientist

Landslide/Rock Slide Risk & Mitigation

Big Rock Mesa Landslide Maintenance Project*, California, United States (Laboratory Technician)
Emily participated in quarterly water quality sampling and analysis in association with the National Pollution Discharge Elimination System (NPDES) compliance, along the Malibu Coastline for this project.

Environmental Site Assessments

Harvard Avenue and Michelson Drive Intersection Improvements, Irvine, California, United States
The Harvard/Michelson intersection was recommended for capacity enhancements in the Irvine Business Complex (IBC) Vision Plan 2015 Five Year Traffic Study Update and a previous 2010 report. The Project will provide capacity enhancements and improve circulation to the intersection. Harvard Avenue and Michelson Drive are both two-lane primary arterials within the City's roadway network. This intersection serves the Rancho San Joaquin, Irvine Business Complex and Westpark Communities, or Planning Areas 19, 36, and 14, respectively. The project proposes to add one southbound left turn lane on Harvard Avenue onto eastbound Michelson Drive resulting in two left turn lanes. There are Class II bike lanes on each road; however, the lanes transition to Class III at the intersection. The project proposes to provide a striped Class II lane through the intersection along Harvard Avenue. Emily coauthored the Initial Site Assessment Report and performed the field assessment of the Environmental Study Area for the proposed project.

Culver Drive and Alton Parkway Intersection Improvements , Irvine, California, United States
The Culver Drive and Alton Parkway Intersection Improvement Project will provide capacity enhancements and improve circulation to the intersection. The Culver Drive and Alton Parkway intersection is located in Irvine. Culver Drive is a 6-lane major arterial roadway, and Alton Parkway is a 4-lane primary arterial east of Culver Drive and a 6-lane major arterial west of Culver Drive in the City roadway. Alton Parkway contains an 8-foot Class II bikeway, a 3-foot parkway, a 5-foot wide sidewalk, and a bus transit stop on the southeast corner of the intersection. The proposed improvements would convert Alton Parkway's eastbound approach of 2 through-lanes plus a right turn lane, to 3 through-lanes, with a defacto right turn lane. The Class II bikeway, parkway, sidewalk, and bus turn-out would be modified and/or shifted to accommodate the new roadway capacity needs. Emily coauthored Initial Site Assessment Report and performed a field assessment of the Environmental Study Area for the proposed project.

Phase 1 Environmental Site Assessment - 753 S. La Verne Avenue, East Los Angeles, CA
Authored a completed Phase I Environmental Site Assessment for a proposed parking structure.

Emily Medler B.Sc.

Environmental Scientist

Power Renewable Energy, Solar

Westside Canal Battery Storage Project, Imperial County, CA, USA

Emily is involved in the construction and development of a battery energy storage facility in Imperial County, California. She has drafted and supported various sections of the Initial Study (IS) including, but not limited to: Aesthetics, Agricultural Resources, Hazards and Hazardous Materials, and Biological Resources. She was also involved in the technical editing, reference checks, and acronym incorporation of the EIR. After agency review and conclusion, Emily was involved in the Draft Environmental Impact Report (EIR) technical editing as well as modifying varying sections with details included in updated technical reports. During the Final EIR, Emily drafted the Findings of Fact and Mitigation and Monitoring Reporting Program sections. Additionally, she took the lead in providing responses to the comments in the Draft EIR received from the California Department of Fish and Wildlife.

Water Resources

Montecito Sanitary District Title 22 Recycled Water Project, Montecito, California, United States

Emily is involved in this Initial Study-Mitigated Negative Declaration (ISMND) for a proposed upgrade to an existing facility including treatment of wastewater through ultrafiltration filters, reverse osmosis membranes, and sodium hypochlorite disinfection for irrigation discharge to an adjacent cemetery. She assisted in drafting the project description, the Environmental Setting, and various Impact Analyses, such as, Geology and Soils, Hazards and Hazardous Materials, Land Use, Mineral Resources, Population and Housing, Quality of Life, Recreation, Utilities and Service Systems, and Wildfires.

Trash Capture Project, Confidential Project and Client, Ongoing

Emily is involved with the state and federal regulatory permitting process for a proposed trash containment and side diversion system. She assisted in the technical editing and compilation of Section 408, Section 10, Section 401, and Coastal Development Permits.

Trash Diversion and Capture Project, Confidential Project and Client, Ongoing

Emily is involved with the state and federal regulatory permitting process for the geotechnical investigation for a proposed trash containment and side diversion system. She is also supporting the CEQA Compliance Notice of Exemption for the geotechnical investigation.

Emily Medler B.Sc.

Environmental Scientist

Regulatory Permitting

State Water Interconnection Project: Geotechnical Investigation, Santa Clara River (Permitting Specialist)

Emily was responsible for leading and organizing the required permitting applications for the State Water Interconnection Project: Geotechnical Investigation (Project). The Project required the following local, state, and federal permits: Ventura County Watershed Protection Encroachment Permit; California Department of Fish and Wildlife 1602 Lake and Streambed Alteration Notification; Regional Water Quality Control Board Section 401 Water Quality Certification; and United States Army Corps of Engineers Section 404 and Pre-Construction Notification. Emily coordinated with varying technical specialist and leads in the organization of supporting technical reports including Aquatic Resources Delineation, Biological Resources Assessment, and Cultural Resources Assessment. Emily assisted and worked alongside the Project Manager during agency, client, and consultant communication and coordination.

LS 64 Yuba River Permanent Pipeline Alignment Project, Marysville, CA, USA (Permitting Specialist)

Emily was responsible for leading and organizing the required permitting applications for the LS 64 Yuba River Permanent Pipeline Alignment Project (Project). The Project required the following local, state, and federal permits: Central Valley Flood Protection Board Encroachment Permit; California Department of Fish and Wildlife 1602 Lake and Streambed Alteration Notification; Regional Water Quality Control Board Section 401 Water Quality Certification; and United States Army Corps of Engineers Section 404, 408, and Pre-Construction Notification. Emily coordinated with varying technical specialist and leads in the organization of supporting technical reports including Aquatic Resources Delineation, Biological Resources Assessment, Essential Fish Habitat, Valley Elderberry Longhorn Beetle Assessment, and Cultural Resources Assessment. Emily assisted and worked alongside the Project Manager during agency, client, and consultant communication and coordination.

Emily Medler B.Sc.

Environmental Scientist

Restoration, Remediation and Redevelopment

Line 85 Span Maintenance Restoration , Angles National Forest (ANF) (Biologist)

Emily accompanied the lead biologist, during the 2021 Quarter 2 site assessments and reconnaissance at multiple restoration sites within Angles National Forest (ANF). She used visual observations to identify various plant species identification, as well as, the estimated percent of growth coverage within the restoration sites. After in-field activities, Emily coordinated with the lead biologist during post-field reporting in organizing and labeling all photographs recorded during the site reconnaissance. During the various Q2 2021 site assessments, various Best Management Practices (BMPs) were identified needing repairs. Emily and the lead biologist, returned to the various sites later during the same month to repair some of the BMPs and perform weed control.

Camp Hess Kramer , Malibu, CA, USA (Field Biologist)

Emily accompanied and assisted lead Principal Biologist during Preliminary Jurisdictional Wetlands/Waters Delineation survey within Camp Hess. Emily was responsible for digging soil test pits to determine the presence and boundaries of wetland soils. Additionally Emily used soil classification and texturization practices to identify soil types of the wetland soil test pits.
During 2021, Emily accompanied Project Biologist during multiple Rare Plant Surveys within Camp Hess. Emily was responsible for observing and identifying various plant species within the creek bed and through the project area. Emily and the Project Biologist were documenting and identifying various plant species, as well as, documenting the potential for rare and sensitive plant species according to Ventura County's requirements.

Soil Sampling

Underground Storage Tank Removal - Ojai, Ojai, CA, USA (Field Technician)

Emily assisted in the investigation of impacted soils, through sampling at a range of depths and locations during an Underground Storage Tank (UST) removal. She handled hand augering and Photoionization Detectors (PIDs) to detect a broad range of volatile organic compounds associated with the underground storage tank, before collecting soil samples for laboratory analysis.

Dockweiler Drive/Sierra Highway SMP Oversight, Santa Clarita, CA, USA (Field Technician)

Emily was responsible for coordinating the Soil Management (SMP) Oversight Schedule for Stantec personnel. Additionally to schedule coordination, Emily was responsible for communication between the client, subcontractors, and Stantec's team. When onsite, Emily provided oversight for earth-moving and excavation activities observing for evidence of prior use, examples including well lines, contaminated soil, and other infrastructure. When evidence was observed, Emily followed protocols set forth by the SMP by stopping all work around the evidence, alerting the responding parties, and sampling as needed.

Emily Medler B.Sc.

Environmental Scientist

299 TO Blvd, Thousand Oaks, CA, USA (Environmental Scientist)
Emily provided oversight for a redevelopment project located at 299 Thousand Oaks Blvd. Emily was able to follow the prepared SMP to ensure the underlain site soil was acceptable for reuse. She collected soil samples in the primary areas of concern for possible contamination, and prepared the samples to be tested for various contaminants. Once sampling was completed Emily observed excavation for possible unforeseen staining throughout the project site.

Underground Storage Tank Replace - Fillmore
Assisted in the investigation of impacted soils, through sampling at a range of depths and locations. She handled, hand augering and Photoionization Detectors (PIDs) to detect a broad range of volatile organic compounds associated with the underground storage tank, before collecting soil samples for laboratory analysis.

Wildlife Habitat Evaluation and Modeling
Trash Diversion and Capture Project, Confidential Project and Client, Ongoing
Emily drafted the Essential Fish Habitat Assessment (EFHA) for a proposed trash diversion and capture system. By using Biological technical reports and online databases, she was able to identify and provide an analysis of essential fish habitats and species protected within the confidential project area.

Aera Belridge 32, Lost Hills, CA, USA
Emily conducted surveys for the federally endangered Blunt-nosed Leopard Lizard. Surveys were conducted under the protocol set by the California Department of Fish and Wildlife.

Berry Petroleum Aragog Lease, McKittrick, CA, USA (Biologist)
Emily conducted surveys for the federally endangered Blunt-nosed Leopard Lizard (BNLL). Surveys were conducted under the protocol set by the California Department of Fish and Wildlife. In 2021, Emily succeed the CDFW qualification for a Level I surveyor by completing at least 50 surveys for BNLL and has made at least one confirmed field sighting of a BNLL. All surveys she conducted in the 2021 adult and juvenile surveys were conducted as a Level II surveyor.

CRB/HSR Blunt-nosed Leopard Lizard Surveys, Wasco, CA, USA (Biologist)
Emily conducted surveys for the federally endangered Blunt-nosed Leopard Lizards. Surveys were conducted under the protocol set by the California Department of Fish and Wildlife.

COMMUNITY INVOLVEMENT

Volunteer/Advisor, Study Abroad Center at California Lutheran University, Thousand Oaks, California, United States 2016-2017

Volunteer, Sepulveda Basin Clean Up, Friends of the Los Angeles River, Los Angeles, California 4/2017

Volunteer, Beach Clean-up, Monte Vista Presbyterian Church, Monte Vista, California, United States 2015

Science Festival Volunteer, National Parks Service 4/2015

Lewis D. Simons PG

Principal Geologist

Lewis is a State of California Licensed Professional Geologist with more than 24 years of professional experience in the environmental consulting field. Fields of specialization include Brownfield Redevelopment Services, Hazardous Waste Management, Due Diligence and Compliance Audits, Phase I & II Environmental Site Assessments, Expert Witness Litigation Support, Former Oilfield Redevelopment/Construction Projects, Methane Site Assessment & Mitigation, Solid Waste Landfill Projects, Risk Assessments, Remediation & Decommissioning, Air Sampling, Stormwater Pollution Prevention, completion of projects under direct oversight from the EPA/DTSC, and the implementation of Environmental Management Systems under ISO 14001 Guidelines.

EDUCATION

MS, EIA, Auditing, and Environmental Management Systems, University of East Anglia, Norwich, England, 2001

BS, Geology, University of Leicester, Leicester, England, 1995

REGISTRATIONS

Professional Geologist #7976, State of California

Ventura County Watershed Protection District, Water Resources Division, Registered Well Inspector

Member of the Geological Society of America (GSA), # 9113742

KEY PROJECT EXPERIENCE

Brownfield Assessment & Redevelopment Projects

City of Los Angeles, Department of Public Works, Bureau of Sanitation (LASAN), Marlton Square Shopping Center

Lewis provided technical consulting support to evaluate the scope and extent of impacts identified at a former shopping mall property located in Los Angeles. The services included presenting the likely scope, estimate of probable costs and remedy for the mitigation of impacts to allow safe redevelopment of the property. Lewis presented the information on a conference call attended by the CalEPA DTSC, City of Los Angeles, and the developer. The call enabled key stakeholders to evaluate the scope of remedial action, the short and long-term risks, as well as the consideration of mitigation measures (vapor barriers) recommended for the proposed use ensuring future redevelopment could occur unimpeded.

Former Marine Service Building, Phase I & Phase II ESA, 740 E. & 800 E. 111th Place, Los Angeles, CA

Lewis is currently serving as the key technical lead for environmental assessment and site remediation services for LASAN's Brownfield Redevelopment Program. Lewis is currently managing the completion of Phase I and Phase II ESA's on two commercial properties that have been identified by the LASAN being selected for redevelopment under their Brownfield Redevelopment Program. Scope of services included the completion of a Phase I ESA, Phase II ESA and additional investigation to identify the likely source of chlorinated solvent impacts that were identified during the initial Phase II ESA. Additional services included projection of costs and the scope of corrective action work that would likely be required to address environmental impacts to allow redevelopment of the property for the intended future use as an electric bus depot.

City of Los Angeles, Department of Public Works, Bureau of Sanitation (LASAN), Former Bethune Library, Los Angeles Regional Water Quality Control Board Open Case, Site Characterization

As the lead technical site assessment and remediation program manager, Lewis provided technical oversight for a LARWQCB -led Phase II ESA at the Former Bethune Library Property in Los Angeles. The purpose of the investigation was to evaluate the presence of petroleum hydrocarbons and heavy metals (principally lead) as a result of a former UST that was located on the property prior to the Bethune Library. The scope of work included a technical workplan submitted to the LARWQCB for review and approval and implementation of the plan on behalf of LASAN. A technical report documenting the soil borings, soil and soil vapor sampling results was prepared and uploaded to the SWRCB's Geotracker online database. Stantec is requesting the case be closed based on the favorable results of the soil and soil vapor testing, which will enable LASAN to move forward with its plans to redevelop the property for residential purposes.

** denotes projects completed with other firms*

Lewis D. Simons PG

Principal Geologist

City of Los Angeles Department of Recreation & Parks (LADRAP), Multi-tenant Single Occupancy Residential Property, Allegheny Street, Sun Valley, CA, Phase I ESA.

As the technical lead for site assessment and remediation services provided to LADRAP, Lewis oversaw the completion of a Phase I ESA that is planned for redevelopment from a property currently containing three single family homes, into a local community park. Lewis ensured the report was delivered under an expedited timeframe and in accordance with ASTM 1527-13. Regular updates on findings were integral to ensure LADRAP could make critical informed decisions on the condition of the property, and any further action that may be warranted to allow the property to be redeveloped into a community park.

City of Los Angeles, Dept. of Public Works, Bureau of Sanitation (LASAN), Pico Union Community Garden Redevelopment Project

Lewis is the technical lead and project manager for the assessment and remediation of a community garden located in Los Angeles, CA that was formerly used for dry cleaning and historic automotive service repair services. Impacts from heavy metals (arsenic and lead) were identified in shallow soils that will need to be mitigated with oversight provided by the CalEPA DTSC. Services provided include the presentation of prior existing environmental soil sampling data, entry into a voluntary cleanup agreement administered by the DTSC, development and implementation of a technical workplan to mitigate shallow soil impacts to ensure the property is suitable for redevelopment into a local community park. Community outreach will be an integral part of the project to ensure all stakeholders and the local community are kept informed on the progress of this transformational and beneficial redevelopment project to the residents of the City of Los Angeles.

Confidential Healthcare Client, Hospital Expansion Construction Project, UST Removal, Downey, CA

Lewis managed the expedited removal of a UST that was inadvertently encountered during the installation of utility lines associated with the expansion of an existing medical center. The location of the UST encountered adjacent to the new parking structure that was being built was previously unknown. Lewis was able to expedite the removal of the UST using Stantec's trusted subcontractor network that included mobilization of a UST removal subcontractor and use of a lab that could provide the testing of confirmation soil samples (post UST removal) on a 24- to 48-hour rush turnaround timeframe. Timing was critical to remove the UST and minimize downtime by the client's general contractor. A technical report documenting the removal was prepared for the City of Downey Fire Department as well as the Los Angeles County Department of Public Works. Based on the highly favorable results, a request to close out the reported UST was requested along with confirmation of no further action required.

Vapor Intrusion / Methane Site Assessment & Mitigation-Related Projects

Confidential Healthcare Client, Medical Office Building (Lease) Remodel (Playa Vista), Los Angeles, CA, Phase I & Phase II ESA's, PCA, Water Quality Testing Vapor Intrusion & Methane Mitigation System Design & Installation Services

Lewis is the technical lead and project manager for the assessment and mitigation of vapor intrusion conditions (to include methane) identified at a commercial office building that will be remodeled into a medical office building. The scope of services provided included the completion of Phase I and Phase II ESA's, a Property Condition Assessment (PCA), and vapor intrusion investigations to evaluate the presence of volatile organic compounds and methane within the subsurface of the building. The results of the methane testing were used to establish the methane design basis in accordance with LADBS site testing standards and city ordinance for methane mitigation systems. Stantec assisted the general contractor on behalf of the client to provide additional architectural design considerations and implementation of the mitigation systems as a retrofit of the existing building. Air monitoring was provided during the installation of the sub-slab passive methane mitigation piping system based on the detection of up to 100% methane beneath the building slab during the assessment phase of the project. In addition, water quality testing was completed by Stantec to evaluate the existing water supply quality and enable decisions to be made on equipment that may be needed to meet the client's healthcare standards and existing state and federal water quality standards for occupancy by its personnel and visitors for use as a medical office building.

Confidential Healthcare Client, Medical Center Hospital Expansion Project, Harbor City, CA, Methane Site Investigation to Establish Methane Design Basis.

Lewis directed an investigation for methane for a proposed expansion building to the South Bay Medical Center located in Harbor City, CA. The investigation comprised the completion of soil borings, installation of triple-nested soil vapor probes and the collection and analysis of soil vapor samples to evaluate the presence of methane. The scope of work was completed in accordance with the site testing standards established by the LADBS to determine the methane design basis and adoption of appropriate methane mitigation measures.

** denotes projects completed with other firms*

Lewis D. Simons PG

Principal Geologist

Waste Management & Solid Waste Landfills

Azusa Land Reclamation Landfill, Azusa, CA, Non-Conforming Lead Impacted Soil Disposal, Positional Report & Corrective Action Workplan. LARWQCB Lead Regulatory Oversight Project

Lewis provided technical support to resolve the placement of non-conforming soil at the Azusa Land Reclamation Landfill located in Azusa, CA. Approximately 6 roll-off bins of lead-impacted soil that had been profiled as Non-RCRA California hazardous waste (results identified an STLC of 8.34 mg/L) and designated for disposal at a facility licensed to accept the waste located in La Paz, Arizona, was inadvertently directed by the excavation subcontractor coordinating the disposal activities to the Azusa landfill. The Azusa landfill is a former sand and gravel extraction pit that is now being used as an inert waste landfill operated by Waste Management. The placement of the non-conforming lead impacted soil occurred in an unlined area of the landfill. Based on the permeable/porous characteristics of the landfill and threat to groundwater, the non-conforming soil would need to be removed under the regulatory oversight of the LARWQCB. A notice of violation (NOV) was issued to the operator by the LARWQCB, which required the development and implementation of a corrective action workplan (CAP) and the removal of the non-conforming soil to a facility that could accept the lead-impacted soil. Stantec developed the technical approach and scope of work for the CAP to remove the non-conforming soil by excavation and transportation of the soil to an appropriately licensed facility. Confirmation soil samples will be collected to verify the removal of the non-conforming soil to the satisfaction of the LARWQCB and to close out the NOV that was issued to the Azusa Landfill.

Mission Canyon Landfill, Subsurface Exploration & Encroachment Study, Los Angeles County, Chief Executive Office, Capital Projects/Debt Management, Los Angeles, CA

Lewis completed an encroachment assessment study for a former landfill located in Los Angeles County, CA. Stantec was tasked with completing a review of various sources of information (LA County Sanitation District solid waste records, topographic maps, aerial photos, geophysical surveys, parcel maps, etc.) associated with the Mission Canyon Landfill and conducting an evaluation on the extent of refuse and its potential encroachment onto adjacent private residential properties, as well as the encroachment from the adjoining private properties onto the Count- owned landfill. The Mission Canyon Landfill operated between 1960 and 1965. Based on subsurface exploration activities and soil boring logs completed on the landfill in 2012, typical waste materials deposited included, but was not limited to, debris identified as: wood, newspaper, plastic, glass, tile, ceramics, concrete, wax paper, steel wool, fabric, asphalt, leather, charcoal and burlap wrap. During this period of time, the land adjoining the landfill around its northern perimeter was subject to grading activities and development into predominantly residential housing and other private properties.

Stantec evaluated and compared the available data regarding the likelihood of two key scenarios that may have occurred related to the Mission Canyon Landfill and the adjoining private residential properties located along its northern-most boundary. The two key scenarios were identified as the likely potential for: 1) encroachment of refuse from the Mission Canyon Landfill beneath private residences; and 2) Encroachment by private residential properties onto the Mission Canyon Landfill. Stantec presented their findings and worked with the Chief Executive Office of the Los Angeles Department of Public Works to develop mutually acceptable strategies to resolve both the Counties encroachments onto private property, and the neighboring properties encroachment onto the LA County Mission Canyon Landfill.

Hazardous Waste Program Manager, Chevron Pipeline Company, California (Principal Geologist, Program Manager)

Lewis was the lead hazardous waste program manager providing hazardous waste management services for Chevron Pipe Line Company across the State of California. Projects managed were associated with new construction capital projects as well as operation, maintenance, decommissioning and site assessment/remediation services. In addition, Lewis developed a comprehensive Waste Management Guidance Document for CPL. From this document, site-specific waste management plans were created on a per-project basis. Lewis managed the storage, handling and disposal aspects of multiple waste streams generated from on-going operation and maintenance of existing CPL facilities, as well as new capital construction projects. Waste minimization in full compliance with local, state and federal regulations and cost savings were a major focus and driving force for the waste management services delivered to CPL.

Former Bakery/New Target Store Construction, San Pedro, California (Project Geologist)

Lead-impacted soils were inadvertently identified at a former bakery site in San Pedro, California during grading and were initially deemed to be RCRA Hazardous or Non-RCRA California hazardous waste. Based on a cost-effective site-specific sampling and analysis plan developed in accordance with current regulatory and health and safety guidelines, Lewis was able to profile and dispose of the soils as non-hazardous waste, thus enabling the Target Corporation to avoid liability as a hazardous waste generator and the resultant associated tax implications. By working effectively with the subcontractors and Target's designated construction group, Lewis was able to minimize down-time, while providing significant cost savings and adherence to regulatory guidelines for the correct characterization and disposal of soils from the site. Cost savings were provided to Target in the form of reduced transport, handling, and significantly lower disposal costs, as well as avoiding long-term liability as a generator of hazardous waste and the associated tax implications.

** denotes projects completed with other firms*

He expedited management of the characterization, excavation, and disposal of soils—critical given the construction schedule for the redevelopment of the former bakery site into a Target Store. Environmental consulting work also performed at this location that included obtaining an NFA/Case Closure status from the LARWQCB for the former underground storage tanks; evaluation of a former railroad spur for potential heavy metals, pesticides, and herbicide impacts or waste characterization purposes.

Renewable Energy Projects

Phase I ESA, 3,700 Acre Proposed Wind Farm Project, Confidential Renewable Energy Client, Alameda County, CA
Lewis managed the completion of a Phase I ESA for a proposed windfarm that encompassed approximately 3,700 acres and comprised 17 contiguous legal parcels. The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials (ASTM) Designation E 1527-13, and All Appropriate Inquiry (AAI) as defined by the US-EPA in Title 40 of the Code of Federal Regulations, Part 312, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Due to the size, accessibility, and rugged topography of the Property, the site reconnaissance was conducted in general accordance with ASTM Standard E2247-16: Phase I Environmental Site Assessment Process for Forestland or Rural Property. The Phase I ESA was completed to support the clients planning aspects of the project under CEQA. The property was used previously for wind power generation, however, the client intends to upgrade the study area with modern wind turbines as part of an approved wind repowering project.

Transportation/Roadways

Initial Site Assessment (ISA) Study, Moorpark West Studios, Moorpark, CA. Highway SR118 Widening Project (Principal Geologist, Project Manager)
Lewis coordinated the completion of an Initial Site Assessment (ISA) in accordance with CalTrans Standards for the widening of Highway SR 118 (Los Angeles Avenue) associated with the proposed Moorpark Studios Project located in Moorpark, CA. The widening of the highway resulted in testing soils for potential impacts from aerially deposited lead as well as the nearby agricultural land that utilized pesticides/herbicides. Scope of services included the preparation and implementation of a technical site assessment workplan and outreach to private landowners to obtain access agreements to perform the soil testing adjacent to the 118 Freeway.

Interstate 210/215 Soil Sampling, San Bernardino, California (Project Manager/Field Coordinator)
Lewis served as project manager/field coordinator for the completion of soil sampling for aerially deposited lead (ADL) analysis along the Interstate 210/215 Freeways in California. The proposed scope of work was intended to evaluate whether excavated soil generated during the proposed improvements to the freeways would result in the need for special handling or disposal (as defined by Title 22 of the California Code of Regulations) with respect to ADL. To evaluate appropriate handling procedures for excavated soil as a result of proposed Caltrans improvements, the collected samples were analyzed in a California certified laboratory for total lead. In addition, select samples were also analyzed for pH and soluble lead following the California Waste Extraction Test (where total lead exceeds 50 mg/kg) and the Toxicity Characteristic Leaching Procedure (TCLP) (where Cal WET results exceed 5 mg/L). Tasks included coordinating several soil-sampling teams and the processing, collection, and logging of multiple soil samples.

Environmental Site Assessment & Remediation Projects

Former Dry Cleaners, Simi Valley, CA, Site Assessment & Remediation
Lewis is currently managing the completion of site characterization and corrective action for a former dry-cleaner business that had an unauthorized release of chlorinated solvents (principally PCE and TCE with degradation products of cis-1,2-dichloroethylene, 1,1-dichloroethylene, trans-1,2-dichloroethylene) to shallow soil and groundwater. With lead regulatory oversight provided by the LARWQCB, Lewis prepared a technical corrective action workplan (CAP) to address the impacts, as well as evaluate potential vapor intrusion conditions. The evaluation of soil vapor conditions post-excavation and removal of impacted soil combined with groundwater monitoring will be used to demonstrate the effectiveness of the corrective action, as well as provide precautionary measures (such as inclusion of a vapor barrier into the redevelopment design) to ensure future redevelopment of the Property is fully protective to future occupants and users of the new proposed commercial building.

** denotes projects completed with other firms*

Lewis D. Simons PG

Principal Geologist

San Gabriel Superfund/LARWQCB Led Multi-Media Site Assessment, School Bus Fleet Maintenance Yard, Rosemead, CA (Technical Lead/Project Manager)

Lewis is the technical lead and project manager for a multi-media site assessment at a bus service maintenance yard located within the San Gabriel Superfund Operating Unit. Following the completion of a chemical use inventory questionnaire and pursuant to a LARWQCB letter dated March 24, 2016 (Requirement for Technical Report Pursuant to California Water Code [CWC] Section 13267 Order), the client was required to submit a workplan to conduct a multi-media site assessment of the property. A Technical Work Plan for a Site Assessment dated July 13, 2017 was submitted and comprised the advancement of 8 soil borings to a maximum depth 45 feet bgs, conversion of the borings into triple-nested soil vapor wells, and the collection of soil, soil vapor, and groundwater samples for submittal to a fixed-base laboratory for chemical analyses. Based on the scope of work completed, Stantec was able to demonstrate that the historic and current bus service maintenance operations had not contributed to the constituents of concern (primarily VOCs [chlorinated solvents]) documented in groundwater associated with the San Gabriel Superfund Operating Unit, and therefore should not be identified as a potential responsible party and no further assessment of the property as it relates to the Superfund is warranted.

Phase I ESA/Property Transfer – Westlake Village Golf Course, Westlake Village (Client/Project Manager)

Lewis performed and managed a Phase I ESA of the Westlake Golf Course located in Westlake Village, CA, in accordance with the methodology and protocol of the American Society of Testing Materials (ASTM) Standard Practice for Environmental Site Assessments ("Standard" E 1527-05). Work included a review of available government agency files; an environmental record search of interviews with property owners and regulatory agencies; submittal of report to the client, including recommendations for Phase II assessment and sampling, when appropriate. The assessment of the property included critically important document reviews for a third party off-site release of chlorinated solvents that had migrated beneath the Property via shallow groundwater. Stantec was able to demonstrate that the concentrations in groundwater were low (marginally above the MCL) and that a responsible party had been identified with regulatory agency oversight provided by the DTSC and the LARWQCB.

Expert Witness/Litigation Support

CERCLA Claims Evaluation, Former Rolling Steel Mill, Jordan Downs, California (Principal Geologist/Expert Witness)

Lewis provided expert witness/litigation support services on a CERCLA claims evaluation legal case associated with the former operation of a rolling steel mill located in Jordan Downs, California. The property was purchased by a local housing agency (as the Plaintiff) for redevelopment into a mixed residential and commercial property. The property was impacted with heavy metals, VOC's, TPH and PCB's as a result of the historical use of the property for various industrial uses, which resulted in the Plaintiff filing a claim against the former defendants. Services provided by Lewis included broad historical research into past and present activities performed at and adjoining the Property, preparation and submittal of expert witness reports, depositions and the design and implementation of field investigation programs, and collection of data in support of the defendants. Based on the expert witness litigation services Lewis had provided, Stantec was asked to additionally represent multiple other defendants in the case. The case was settled to the satisfaction of the clients represented.

BP/ARCO Tesoro, Litigation Support & Natural Gas Pipeline Decommissioning Services, Hollywood Park Racecourse & Casino, Inglewood, CA

Stantec developed a positional report pending legal action by the owner of the Hollywood Park Racecourse & Casino Property for alleged impacts resulting from the operation of a natural gas pipeline. The key contaminants of concern were principally arsenic and TPH. Based on research conducted by Stantec, the positional report was able to determine that the majority of the 238-acre site had significant impacts from arsenic and TPH that could not be attributed to the natural gas pipeline. In addition, investigative research and the decommissioning of four remaining sections of pipeline confirmed that elevated concentrations of arsenic and TPH detected in soil directly beneath the pipeline were a result of the property owner driving fence posts and a light stand into the natural gas pipe line (right of way), which caused the hotspot detections of arsenic detected in soil. Based on the submittal of the positional report to the Property owner, the client was not contacted any further or approached with respect to the Property owners claims that their operation of the natural gas pipeline had caused impacts to soils at the Property. Instead, it was proven that the Property as-a-whole was impacted with elevated arsenic and TPH.

** denotes projects completed with other firms*

Stantec provided oversight for the removal of four sections of the inactive Former British Petroleum, Atlantic Richfield Company (BP ARCO) natural gas pipeline 216A. The four sections of pipeline were located along the west and south peripheral boundary areas of the Hollywood Park Racecourse and Casino Property parking lot directly adjacent to South Prairie Avenue and West Century Boulevard in Inglewood, California 90301. The decommissioning activities for the four remaining sections of the natural gas pipeline occurred from May 27, 2015 to June 10, 2015. The ownership of the former pipeline was transferred from BP ARCO to Tesoro in approximately 2012/2013.

Oil & Gas

Confidential Healthcare Client, Mental Health Facility Expansion, Former Oil Exploration Redevelopment Project, Los Angeles City Oil Field, Los Angeles, California (Ongoing)

Lewis directed the research, investigation and mitigation of former oil wells at a proposed medical expansion redevelopment project located in the City of Los Angeles Oil Field. Lewis is working with the State of California Department of Conservation, Division Oil, Gas & Geothermal Resources (DOGGR) and the local permitting agency, Los Angeles Department of Building & Safety (LADBS). Scope of work included geophysical surveys to identify potential locations of up to 53 reported oil wells and other anomalies, physical exposure of the oil wells using a backhoe excavator, leak checks and the abandonment of oil wells to current DOGGR standards. In addition, soil vapor surveys were conducted in accordance with LADBS guidelines to evaluate the presence of methane and identify the design basis for methane mitigation measures for both the retro-fit of the existing and proposed new buildings and parking structure planned for the redevelopment and expansion of the medical services currently provided.

Former ARCO Pipeline No. 1 Decommissioning Project, Needham Ranch, Newhall, CA (Principal Geologist)

Lewis directed and coordinated oversight for the removal of former ARCO Pipeline No. 1 (owned by Tesoro/now Andeavor), located on a proposed large tract residential redevelopment property located at Needham Ranch, Newhall, CA.
Lewis mobilized a crew to provide oversight, document the removal of the pipeline by the developer's general contractor and collect confirmation soil samples. The oversight was provided to ensure any potentially contaminated soils, if identified as sourced from the former ARCO pipeline No. 1 were segregated, profiled and handled appropriately.

The project was complicated by three other pipelines located in the area, one of which was located directly adjacent to the former ARCO Pipeline No. 1. Stantec's oversight during the decommissioning activities was able to determine that the integrity of the former ARCO Pipeline No. 1 was intact. In addition, the oversight documented the small release of oil from the adjacent oil pipeline while it was being removed. Stantec provided photographic documentation records that the oil released was not from the ARCO Pipeline No. 1, but attributed to the pipeline operated by SoCal Gas Company.

Shell Petroleum, Due Diligence and Compliance Audits, Riverside, Central and Southern California (Southern California Project Team Leader)

Lewis was the Southern California project team leader for conducting due diligence and compliance audits for Shell petroleum retail facilities located throughout Riverside County. The work included the development of a compliance checklist and resolving all notice of violations (NOVs) issued by the Riverside County Environmental Health Care Agency. Each Shell-owned facility was audited for evidence that NOVs were resolved; current SB 989 testing and compliance; and permits and hazardous materials business plans were current, accurate, and a copy was filed at the lead agency. Waste disposal and training records, as well as designated operator inspection reports, were reviewed; emergency equipment and procedures were checked to make sure they were available and on site. Strict deadlines set forth by the district attorney were met to ensure Shell's facilities were in compliance with all Federal, state, and local regulatory requirements. The compliance work was extended to include all counties within Southern California. The cost was $1,500,000.

Target Store Assessment and Remediation, Anaheim, California (Project Manager)

Lewis managed the assessment and remediation of a former Target Store located in Anaheim, California. Sources of impacts identified in soil, soil vapor, and groundwater that were associated with a former dry cleaners and automotive service station that formerly operated at the property. Work included the evaluation of all historical soil, soil vapor, and groundwater data associated with the site to date; the completion of an updated site assessment to evaluate current environmental conditions; and remediation of these source areas. Lewis worked closely with the City of Anaheim Public Utilities Department and the Santa Ana Regional Water Quality Control Board to obtain no further action status for the Site. Liaison and regular meetings due to the aggressive schedule required for cleanup to residential levels and redevelopment of the property into residential condominiums was an integral part of the project's success. Case closure and no further action status were granted by the regulatory agencies in February 2012.

** denotes projects completed with other firms*

Lindsay McDonough M.A.

Environmental Planner

Lindsay McDonough is an environmental planner with over 13 years of Project Management experience in the areas of resource management, environmental assessment and permitting. She specializes in coordinating and facilitating of federal/state regulatory reviews and compliance for small and major projects (mining; oil and gas; alternative energy; water); land use planning and development projects; and assisting clients with consultation with agency stakeholders, Native American groups, and the public. Through her work, Lindsay has maintained strong relationships with stakeholders and agencies, and has become fluent in government resource development legislation, regulations, and policy.

Lindsay has also been actively involved in various leadership, business development, and client management initiatives, including interfacing with Stantec's various client groups.

EDUCATION

Master of Arts (Social Sciences, Anthropology), University of Victoria, Victoria, British Columbia, Canada, 2007

Bachelor of Arts, University of New Brunswick, Fredericton, New Brunswick, Canada, 2005

AWARDS

2008 BC Premier's Award, Organizational Excellence, BC150 (former BC Ministry of Energy and Mines)

2010 BC Premier's Award, Service Excellence, Northeast Energy and Mines Advisory Committee (former BC Ministry of Energy and Mines)

PROJECT EXPERIENCE

Mining

KGHM Ajax Mining Inc., Ajax Mine Project*, Kamloops, British Columbia (Environmental Planner)

Provincial (BC) government Project Coordinator for technical review of the proponent's application for a coordinated provincial/federal environmental assessment (EA) certificate. Key tasks included: engagement with local, provincial and federal government agencies and First Nations to solicit technical input into the EA; consultation with community members, including management and facilitation of a "Community Advisory Group," open houses, and public comment periods; First Nations consultation (Crown duty to consult); and general project management (e.g. development of briefing materials for senior government officials and Ministers; developing responses to First Nations and public inquiries/ letters; providing direction to proponents regarding provincial legislation/ regulation/ policy requirements; etc.)

Lindsay McDonough M.A.

Environmental Planner

Oil & Gas Midstream, Facilities

EnCana Corporation Inc., 4-26 Refrigeration Project*, Dawson Creek, British Columbia (Project Manager)

Provided guidance to industry and provincial government agencies regarding the preparation and submission of a request for a section 10(1)(b) Order under the BC Environmental Assessment Act, which allows for a reviewable project to be exempted from the requirement for an Environmental Assessment Certificate. Engaged with provincial government agencies and First Nations regarding the exemption process and technical review of the proponent's Project Description and supporting materials. Developed briefing materials and other exemption documentation (e.g. Orders, formal correspondence, etc.) for decision makers.

Quicksilver Resources Canada Inc., Fortune Creek Gas Project*, Fort Nelson, British Columbia (Environmental Planner)

Provincial (BC) government Project Coordinator for technical review of the proponent's application for a provincial environmental assessment (EA) certificate and request for concurrent permitting review. Key tasks included: engagement with local and provincial agencies and First Nations to solicit technical input into the EA; consultation with community members, including open houses and public comment periods; Treaty First Nations consultation (Crown duty to consult); development of conditions for the EA certificate and providing guidance and support to compliance and enforcement staff; and general project management (e.g. preparation of a report and information materials for Ministers' decision; development of briefing materials; developing responses to First Nations and public inquiries/ letters; providing direction to proponent regarding provincial legislation/ regulation/ policy requirements; etc.)

Progress Energy Canada Ltd., Town North Gas Project, Fort St. John, British Columbia (Project Manager)

Managed and coordinated teams of environmental experts in the completion of fieldwork and development of provincial regulatory applications for a proposed new natural gas processing facility located in Northeast British Columbia. The regulatory application included an exemption from an environmental assessment (section 10(1)(b) order), in accordance with the BC Environmental Assessment Act. Approval for a section 10(1)(b) order was received on November 10, 2014.

Lindsay McDonough M.A.

Environmental Planner

TransCanada Pipelines Ltd., Goodfish and Meikle River D Compressor Stations and Woodenhouse Compressor Station Coolers Addition (, ESA Application Coordinator)
Lead coordination of the scoping, drafting, and review process for a s. 58 regulatory application to the National Energy Board in support of new compressor station projects. Participated in client meetings, communications and other general Project Management tasks.

Oil & Gas Downstream, Liquefied Natural Gas
Liquefied Natural Gas (LNG) Strategy*, British Columbia (Environmental Planner)
Assisted with the development and implementation of an “LNG Strategy” for the Provincial (BC) Government in an effort to streamline environmental assessments (EA) and permitting for liquefied natural gas (LNG) projects. Key tasks included: working with provincial and federal agencies to identify opportunities for reducing duplication and improving regulatory timelines for EA reviews of LNG Projects; developing new guidance for proponents and First Nations participating in EA reviews; and developing internal (BC Environmental Assessment Office) protocols and processes for enhancing collaboration, consistency and efficiency of project EA reviews.

Oil & Gas Midstream, Pipelines
Plateau Pipe Line Ltd. (Pembina), Northeast British Columbia Expansion Project, Northeast British Columbia (Project Manager)
Provide regulatory, strategic and technical advice in support of a provincial (BC) environmental assessment application and provincial permitting for an approximately 147km condensate and natural gas liquids pipeline in Northeast British Columbia. Managed and coordinated teams of environmental experts in the development of regulatory applications, government agency, stakeholder and Aboriginal Group consultation, environmental field programs (2014, 2015 and 2016), as well as pre-construction/ construction support and compliance and enforcement. Additional advice and support related to potential project exemptions with the British Columbia Environmental Assessment Office (EAO) and the Oil and Gas Commission (OGC) associated with the Environmental Assessment Act and the Oil and Gas Activities Act.

Enbridge Pipelines Ltd., Athabasca Pipeline Twinning Project, Wood Buffalo Pipeline Extension Project, Alberta (Project Coordinator)
Areas of responsibility include: coordination of the regulatory and environmental monitoring component of two parallel crude oil pipelines, located in eastern Alberta. Liaised with client and disciplines on environmental issues (e.g. monitoring; extra workspace requests; permit approvals; orientation and safety training); assisted in the preparation of technical reports and regulatory materials; developed and maintained schedules, work plans and budgets (e.g. class 3 estimate) associated with pre-construction, construction and post-construction activities.

Lindsay McDonough M.A.
Environmental Planner

Trans Mountain Expansion Project, British Columbia and Alberta (Project Manager)
Provide provincial permitting and environmental support for the expansion of Trans Mountain's existing 1,150-km pipeline between Strathcona County (near Edmonton), Alberta and Burnaby, BC. Managed and coordinated teams of environmental experts in the development of regulatory applications, including application uploads to the BC Oil and Gas Commission's online "Application Management System" (AMS), as well as submissions to BC Parks, BC Ministry of Forests, Lands and Natural Resource Operations, and various other government agencies.

Above Ground Mining, Open Pit
Chieftain Metals Inc., Tulsequah Chief Mine Project*, Atlin, British Columbia (Project Coordinator)
Prepared documentation, correspondence, and briefing materials associated with the information and consultation (federal and provincial agency, First Nations, and public) requirements for an amendment to an Environmental Assessment Certificate, pursuant to Section 19 of the BC Environmental Assessment Act. Coordinated and reviewed public, First Nation, and technical comment on amendment materials and developed a report with recommendations for decision makers.

PUBLICATIONS

McDonough, L., P. Stephenson. Divergent Hallways: Resident Advisor's Perspectives on the Management of Cross-Cultural Conflict. Divergent Hallways, 2008.

Appendix C ENVIRONMENTAL DATA RESOURCES REPORT

Chiquito BESS Phase I Environmental Site Assessmen
APN 380150020
Wildomar, CA 92595

Inquiry Number: 6732953.5
November 08, 2021

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☐	☑	EDR Digital Archive
2014	☐	☑	EDR Digital Archive
2010	☐	☑	EDR Digital Archive
2005	☐	☑	EDR Digital Archive
2000	☐	☑	EDR Digital Archive
1995	☐	☑	EDR Digital Archive
1992	☐	☑	EDR Digital Archive
1985	☐	☑	Haines Criss-Cross Directory
1980	☐	☑	Haines Criss-Cross Directory
1976	☐	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

APN 380150020
Wildomar, CA 92595

No Addresses Found

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
CLINTON KEITH RD			
2017	pg. A2	EDR Digital Archive	
2014	pg. A4	EDR Digital Archive	
2010	pg. A6	EDR Digital Archive	
2005	pg. A7	EDR Digital Archive	
2000	pg. A9	EDR Digital Archive	
1995	pg. A10	EDR Digital Archive	
1992	pg. A11	EDR Digital Archive	
1985	pg. A12	Haines Criss-Cross Directory	
1980	pg. A13	Haines Criss-Cross Directory	
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2017

32060	7ELEVEN
	REDBOX
32080	STARBUCKS
	STARBUCKS COFFEE
32100	BEAR CREEK EYE CARE OPTOMETRY
	BROADWAY PARTNERS INSURANCE SERVICES
	CHIROPRACTIC INJURY CARE & PREVENTIO
	CREATIVE NAIL
	DCANTERS WINE BAR & GRILL
	PAUL O WILSON D
	SGB INSURANCE SERVICES INC
	STEWS BARBER SHOP
	SUBMARINA CALIFORNIA SUBS
	VALENCIA, JESSE
	WILDOMAR DENTAL CARE
32120	DB BOULEVARD LLC 780
	VALVOLINE INSTANT OIL CHANGE
	WILDOMAR CAR WASH
32179	MORALEZ, LEE C
32246	BEAR CREEK CHIROMED
	BEAR CREEK DENTISTRY
	ESCAPE SALON & SPA INC
	JAMES HOCH DDS
	JAMES HOCH DDS BEAR CREEK DENTISTR
32250	YELLOW BASKET OF WILDOMAR
32278	CHINA ONE TASTY INC
	STADIUM PIZZA
	STADIUM PIZZA WILDOMAR
	WHITE LIME FROZEN YOGURT
32294	K KIM TAEKWONDO
	KORRIES PILATES PLACE
	LUXURY NAILS
	NATALIES RASCALS SPA & PET SERVICES
32310	BARONS MARKETPLACE
32326	COLDWELL BANKER
	RIVER SPRINGS CHARTER SCHOOL
32360	WKS EPL WILDOMAR
32374	BEAR CREEK CARWASH
	JIFFY LUBE
32395	BEAR CREEK CHIROMED
	BEAR CREEK DENTISTRY
	DR DEE CARES
	JAMES HOCH DDS
	PATRIOT PIPELINE INC
	SHAGGY DOG GROOMING & SUPPLIES
32475	ALLSTATE
	ALTA II CLEANERS
	BEAR VALLEY MARKET & LIQUOR
	CHIROPRACTIC INJURY CARE
	COASTLINE EQUITY

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2017 (Cont'd)

32475	D ERIC VELK DDS
	DON PONCHOS MEXICAN FOOD
	E & E NAILS SPA
	HAZEN, LEE J
	K ANGELA VELK DDS
	MANETAMER
	NEWS FINANCIAL & INSURANCE SERVICES
	RAISED DONUTS & BAGELS
	VELK FAMILY DENTISTRY
32575	BEAR CREEK SELF STORAGE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2014

32060	7ELEVEN
32080	STARBUCKS COFFEE
32100	ARRIBA BAJA GRILL
	BEAR CREEK EYE CARE
	BROADWAY PARTNERS INSURANCE SERVICES
	CHIROPRACTIC INJURY CARE & PREVENTIO
	CREATIVE NAIL
	DCANTERS WINE BAR & GRILL
	SMILE DENTAL CARE
	SUBMARINA CALIFORNIA SUBS
	WILDOMAR DENTAL CARE
	WILSON PAUL O D
32120	GREASE MONKEY
32179	MORALEZ, LEE C
32246	BEAR CREEK CHIROMED
	BEAR CREEK DENISTRY
	BEAR CREEK MEDICAL WEIGHT LOSS
	ESCAPE SALON & SPA INC
	HOCH JAMES DDS
32278	POBLANO MEXICAN GRILL INC
	STADIUM PIZZA WILDOMAR
	WHITE LIME FROZEN YOGURT
32294	K KIM TAEKWONDO
	LUXURY NAILS
	THALIAS PILATES
32310	BARONS MARKETPLACE
32326	SYCAMORE ACADEMY
32374	BEAR CREEK CARWASH
	JIFFY LUBE
32395	BEAR CREEK TRAVEL
	BV CASH ADVANCE
	CLINTON KEITH VETERINARY HOSPITAL
	COLDWELL BANKER
	COUNTRY CLUB PROPERTIES
	JAMES HOCH DDS & BEAR CREEK DENTISTR
	KLUSCH DIANE DVM
	LUZURIAGA HENRY DVM
	REALTY TRUST GROUP
	SAGEMARK CONSULTING
	SHAGGY DOG GROOMING & SUPPLIES
	TENAJA COMMUNITY SERVICES DISTRICT
	TRGBEAR CREEK
	WEST COAST ESCROWWILDOMAR
	WOOD, BARBARA A
32406	KFC
	KFC LONG JOHN SILVERS WILDOMAR
32450	RITE AID
32475	ALLSTATE
	ALTA II CLEANERS
	BEAR CREEK REALTY

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2014 (Cont'd)

32475	BEAR VALLEY MARKET & LIQUOR
	BEAR VALLEY TAX CONSULTANTS
	CHIROPRACTIC WORKS
	CHIROPRACTIS WORKS LEE J HAZEN D
	CHON SCOTT A SECURITES AMERICA INC
	COASTLINE EQUITY
	DON PONCHOS MEXICAN FOOD
	HAZEN LEE J DC
	JDC INSURANCE SRVS INC
	MUNDO CELULAR NO 4
	NEWS FINANCIAL & INSURANCE SERVICES
	PHO 999
	RAISED DONUTS & BAGELS
	REALTY EXECUTIVES INTERNATIONL
	TESORO ITALIAN CUISINE
	VELK FAMILY DENTISTRY
32575	BEAR CREEK SELF STORAGE
32695	BEAR CREEK FEED & SUPPLY

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2010

32060	7ELEVEN
32080	STARBUCKS
32100	BOMBSHELL BOUTIQUE
	CHIROPRACTIC INJURY CARE
	CREATIVE NAILS
	DCANTERS WINE BAR & GRILL
	SANTA ROSA WELLNESS SPA
	SUBMARINA SUBS & SANDWICHES
	TACOS TIJUANA
	WILDOMAR DENTAL CARE
	WIRELESS KING
32120	GREASE MONKEY
	MONKEY SHINE EXPRESS CAR WASH
32179	MORALEZ, LEE C
32326	SYCAMORE ACADEMY
32395	B V CASH ADVANCE
	BEAR CREEK CHIRO MED
	BEAR CREEK DENTISTRY
	BEAR CREEK TRAVEL
	BELLA SORELLAS
	CLINTON KEITH VETERINARY HOSP
	COLDWELL BANKER
	COUNTRY CLUB PROPERTIES
	CROWN PROPERTY MANAGEMENT
	KWIK STOP MARKET & LIQUOR
	MURRIETA SPRINGS SDA CHURCH
	QUALITY CLEANERS
	REALTY TRUST GROUP
	ROBERT D BARTH LAW OFFICES
	SHAGGY DOG GROOMING & SUPPLIES
	STADIUM PIZZA
	TENAJA COMMUNITY SVC
	TRGBEAR CREEK
	WEST COAST ESCROW
	WESTCOAST ESCROW
32450	RITE AID
32475	ALTA II CLEANERS
	BEAR CREEK REALTY
	BEAR VALLEY TAX CONSULTANTS
	CHIROPRACTIC WORKS INC
	COASTLINE EQUITY
	CRIVELLO RISTORANTE ITALIANO
	ORIGINAL MASSIMO PIZZA
	RAISED DONUTS & BAGELS
	VELK FAMILY DENTISTRY
	WESS HALL OF FAME
32575	BEAR CREEK SELF STORAGE
32905	CLINTON KEITH DENTAL GROUP

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2005

32179	OLIVER, ELCEY E
32395	BEAR CREEK DENTISTRY
	BEAR CREEK TRAVEL
	BOX, GEORGE
	BV CASH ADVANCE
	CALDWELL BANKERS ASSOCIATES REALTY
	CARTER, JOHN
	CLINTON KEITH VETERINARY HOSPITAL
	CURVES WILDOMAR
	DAVIES FINANCIAL
	DENNIS KIRK
	EDWARDS, J
	ERA MANOS REAL ESTATE
	FIDELITY NATIONAL TITLE
	HAIR BY TRENA BEECROFT
	HEALTH PRINT LTD
	HINKLE INVESTIGATIONS AND ATTO
	HOCH JAMES DDS
	HOME RUN PIZZA
	HOULE JAMES H CPA
	KIRK, DENNIS
	KNEX CORP
	KWIK STOP LIQUOR & MARKET
	LUZURIAGA HENRY DVM
	MAGNOLIA NORTHCROFT INC
	MCCALL, CARRIE D
	MCSTYLES SOFTWARE LLC
	MERIDIAN CUSTOM POOLS
	PACIFIC RECRUITING INC
	RAJALA, ORLIN J
	REALTY TRUST GROUP
	REED FINANCIAL GROUP INC
	SANDERS, DANIELIE R
	SHAGGY DOG GROOMING & SUPPLIES
	SIGNATURE STYLES RAMONA
	SMITH, BROOKE S
	STADIUM PIZZA
	STRUCTURE WELLNESS CENTER
	STYLES SIGNATURE
	SUMMIT ESCROW
	SUN TECH CUSTOM PATIOS
	T NAILS
	TENAJA COMMUNITY SERVICE DISTRICT
	TOPS NAILS
	WOOD, BARBARA A
	X CUBED INC
32396	MAYORGA, LEONCIO
32475	ALLSTATE INSURANCE CO
	ALTA II CLEANERS
	BACK ALLEY MOUNTAIN BIKES

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2005 (Cont'd)

32475	BEAR CREEK HAIR STUDIO
	BEAR CREEK REALTY INC
	BEAR VALLEY RANCH MARKET
	BEAR VALLEY TAX CONSULTANTS
	BOUQUET, C
	CHAVEZ JEREMY
	CHAVEZ, JEREMY I
	CHIROPRACTIC WORKS INC
	CONTOURS EXPRESS
	CRIVELLO RISTORANTE ITALIANO
	HAZEN, LEE J
	HILLTOP CHRISTIAN SCHOOL
	MILLE, LUCE
	RAISED DONUTS & BAGELS
	VELK FAMILY DENTISTRY
	VELK, K
	WE SS HALL OF FAME
32575	LOPEZ, JUAN M
32695	VIP MONITORING

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 2000

32395	ATALLAH, MARCEL F
	AUGER, LORENE E
	BEAR CREEK CHIROPRACTIC
	BEAR CREEK DENTISTRY
	BEAR CREEK TRAVEL
	BEAR CREEK VIDEO
	CLINTON KEITH VETERINARY HOSPITAL
	COLDWELL BANKER BEAR CREEK PROPERTIES & REAL ESTATE
	DAILY FIX THE
	DANDY MAILBOXES PLUS
	DESIGNING EYE
	FINKLE HARLEY
	FRIENDLY CLEANERS
	HAIRY SITUATION
	HOME RUN PIZZA
	KLUSCH DIANE DVM
	LUZURIAGA HENRY DVM
	RACER X ILLUSTRATION
	SCHMIDT, EDWARD
	SHAGGY DOG GROOMING & SUPPLIES
	TENAJA COMMUNITY SERVICES DISTRICT
	TODAY VERTICALS
	WESS HALL OF FAME
	WESTERN CAPITAL FUNDING
32475	BACK ALLEY MOUNTAIN BIKES
	BEAR CREEK HAIR STUDIO
	BEAR CREEK TAE KWON DO
	BEAR VALLEY PHYSICAL THERAPY
	BEAR VALLEY RANCH MARKET
	BEAR VALLEY REALTY
	BEAR VALLEY TAX CONSULTANTS
	BOUQUET CORRAL
	BRENTWOOD MONTESSORI PRIVATE SCHOOL
	CAMPBELL JOHN INS
	COASTLINE EQUITY
	E Z CASH ADVANCE
	MILLIE LUCE
	MILLIE, LUCE
	NORTH COAST CLEANERS OF BEAR CREEK
	OLD TOWN DONUTS & PASTRIES ONE AND AHALF
	PHOTO PLACE THE
	WES S HALL OF FAME
32575	LOPEZ, JUAN
32695	PRICE, TED
	RANCHO LAND SALES

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 1995

32395	BEAR CREEK DENTISTRY
	BEAR CREEK VIDEO
	BLUE CROSS & BLUE SHIELD
	CLINTON KEITH PIPE SUPPLY
	CLINTON KEITH VETERINARY HOSP
	DANDY MAILBOXES
	EB CCO COMMERCIAL IMPROVEMENTS
	FRIENDLY CLEANERS
	GABRIC & ASSOC
	HOME RUN PIZZA
	INLAND VALLEY PROPERTIES
	JOHN R PARKER
	KWIK STOP MARKET & LIQUOR
	LUZURIAGA, HENRY
	MALBERG, EDNA
	MCDEAVITT, PAUL SR
	METZLER, L J
	MILLIGAN, DAVID
	MITTEL, C
	RANCHO DRYWALL
	REED FINANCIAL GROUP INC
	RICHARD L MECKES
	SHAGGY DOG GROOMING & SUPPLIES
	SORENSON, GLENN
	WESS HALL OF FAME
32475	BEAR VALLEY RANCH MARKET
	BRENTWOOD MONTESSORI SCHOOL
	COASTLINE EQUITY
	NORTH COAST CLEANERS
	ONLY FOR YOU
	VIDEOS ETC
32575	LOPEZ, JUAN
32625	HELASH, JOHN
32695	PRICE, TED
	RANCHO LAND SALES

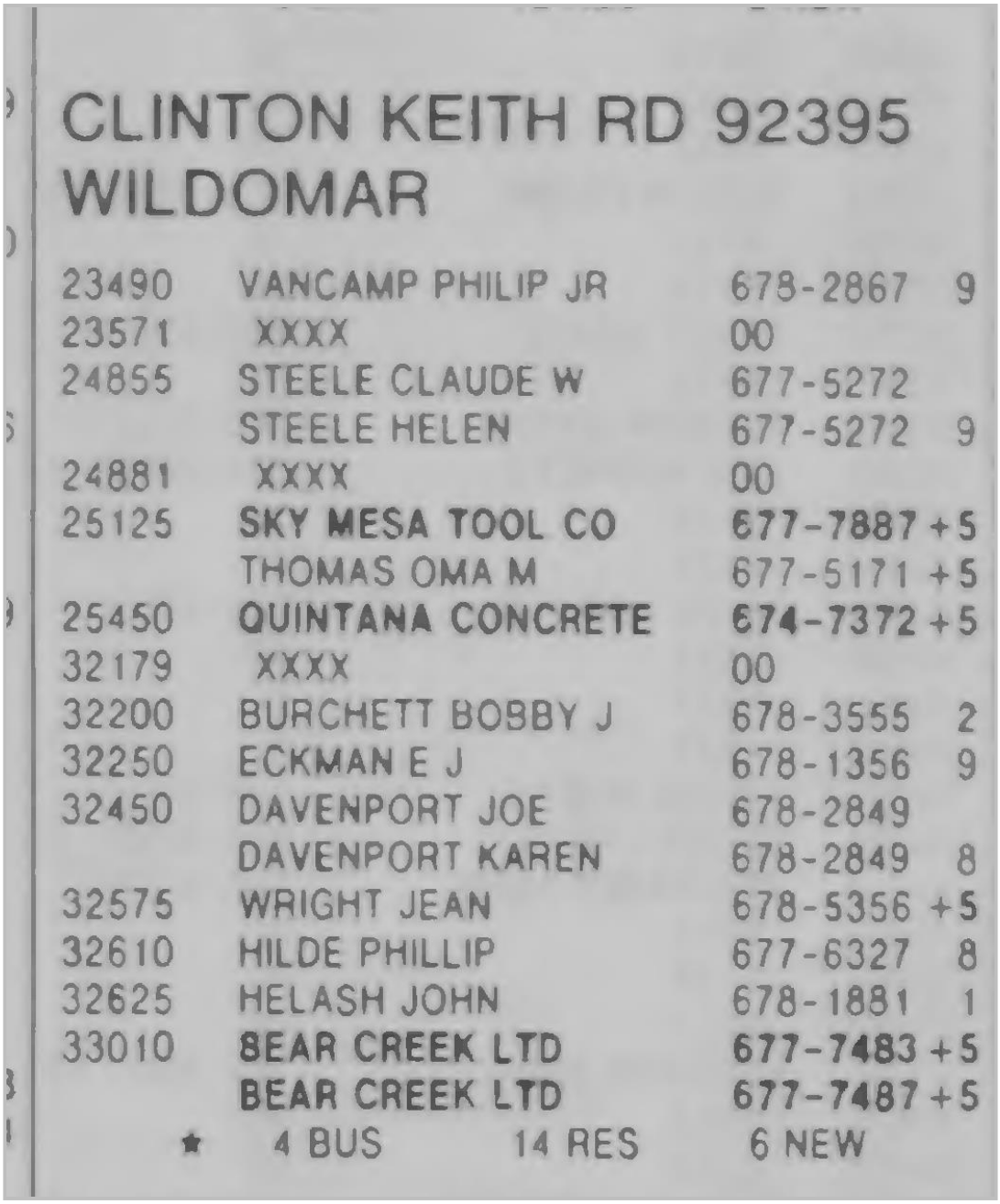
Target Street	Cross Street	Source
-	✓	EDR Digital Archive

CLINTON KEITH RD 1992

32395	CLINTON K PIPE SPLY
	COUNTRYSIDE REALTY
	DANDY MAILBOXES
	E R A INLAND PRPRTY
	FRIENDLY CLEANERS
	HOCH JAMES DDS
	HOME RUN PIZZA
	KWIK STOP MKT&LQR
	LUZURIAGA HENRY DVM
	LUZURIAGA, HENRY
	MECKES RICHARD ATTY
	MECKES, RICHARD L
	PARKER JOHN R ATTY
	SHAGGY DOG GROOMING
	TENAJA CMNTY SERV
32475	BEAR CRK PHOTO
	COASTLINE EQUITY
	ONLY FOR YOU
32575	LOPEZ, M
32625	HELASH, JOHN
32695	PRICE, TED
	RANCHO LAND SALES

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

CLINTON KEITH RD 1985



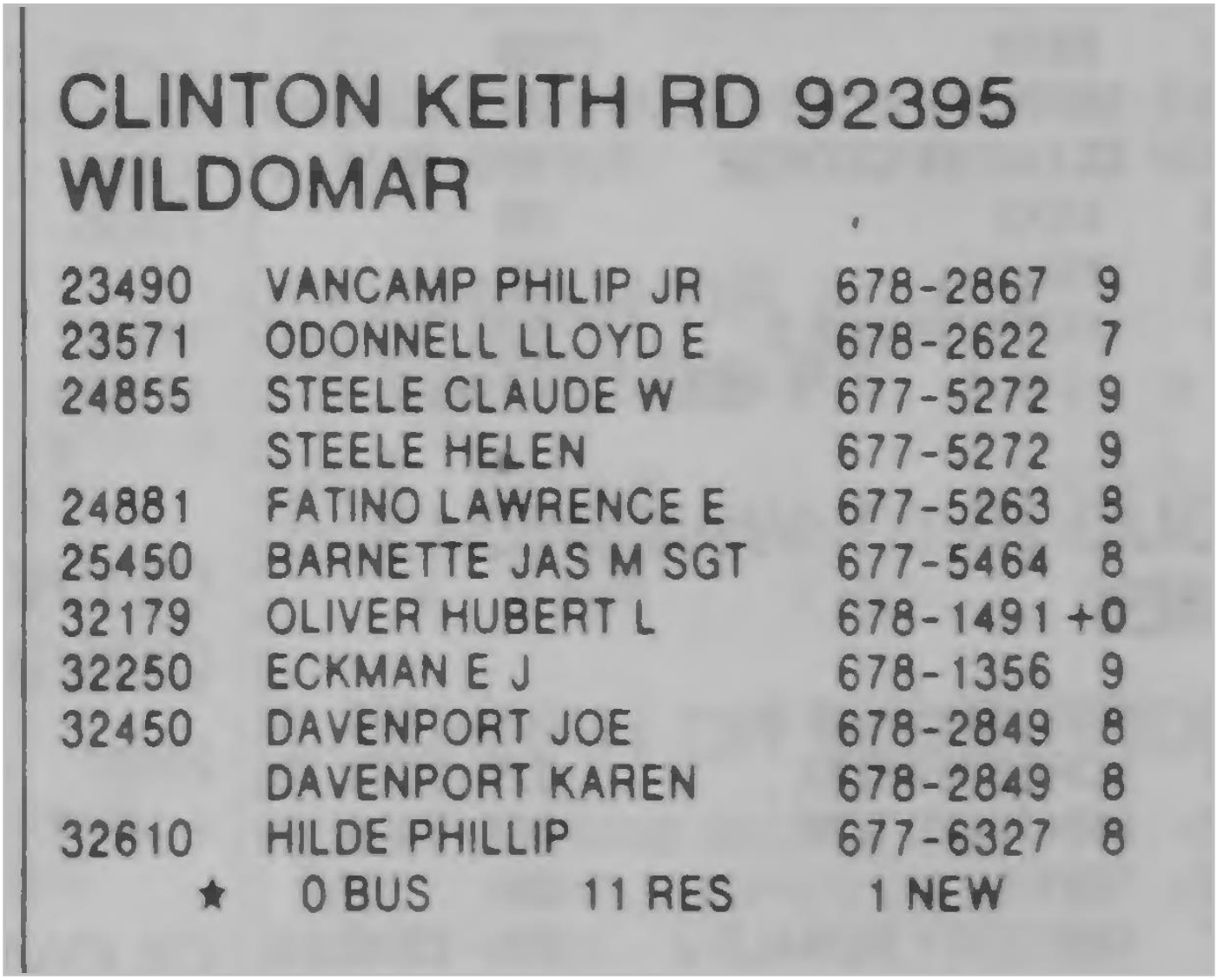
CLINTON KEITH RD 92395
WILDOMAR

23490	VANCAMP PHILIP JR	678-2867	9
23571	XXXX	00	
24855	STEELE CLAUDE W	677-5272	
	STEELE HELEN	677-5272	9
24881	XXXX	00	
25125	SKY MESA TOOL CO	677-7887	+5
	THOMAS OMA M	677-5171	+5
25450	QUINTANA CONCRETE	674-7372	+5
32179	XXXX	00	
32200	BURCHETT BOBBY J	678-3555	2
32250	ECKMAN E J	678-1356	9
32450	DAVENPORT JOE	678-2849	
	DAVENPORT KAREN	678-2849	8
32575	WRIGHT JEAN	678-5356	+5
32610	HILDE PHILLIP	677-6327	8
32625	HELASH JOHN	678-1881	1
33010	BEAR CREEK LTD	677-7483	+5
	BEAR CREEK LTD	677-7487	+5

★ 4 BUS 14 RES 6 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

CLINTON KEITH RD 1980



CLINTON KEITH RD 92395
WILDOMAR

23490	VANCAMP PHILIP JR	678-2867	9
23571	ODONNELL LLOYD E	678-2622	7
24855	STEELE CLAUDE W	677-5272	9
	STEELE HELEN	677-5272	9
24881	FATINO LAWRENCE E	677-5263	9
25450	BARNETTE JAS M SGT	677-5464	8
32179	OLIVER HUBERT L	678-1491	+0
32250	ECKMAN E J	678-1356	9
32450	DAVENPORT JOE	678-2849	8
	DAVENPORT KAREN	678-2849	8
32610	HILDE PHILLIP	677-6327	8

★ 0 BUS 11 RES 1 NEW

Chiquito BESS Phase I Environmental Site Assessmen
APN 380150020
Wildomar, CA 92595

Inquiry Number: 6732953.2s
November 03, 2021

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

APN 380150020
WILDOMAR, CA 92595

COORDINATES

Latitude (North):	33.5851020 - 33° 35' 6.36''
Longitude (West):	117.2548150 - 117° 15' 17.33''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	476354.0
UTM Y (Meters):	3715990.5
Elevation:	1207 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12015931 WILDOMAR, CA
Version Date:	2018
East Map:	12014848 MURRIETA, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
APN 380150020
WILDOMAR, CA 92595

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	BEAR CREEK GOLF COUR	22771 GRAND AVE	SWEEPS UST	Higher	501, 0.095, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory

DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
CDL ---- Clandestine Drug Labs
CERS HAZ WASTE ---- CERS HAZ WASTE
Toxic Pits ---- Toxic Pits Cleanup Act Sites
US CDL ---- National Clandestine Laboratory Register
AQUEOUS FOAM ---- Former Fire Training Facility Assessments Listing
PFAS ---- PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

HIST UST ---- Hazardous Substance Storage Container Database
CERS TANKS ---- California Environmental Reporting System (CERS) Tanks
CA FID UST ---- Facility Inventory Database

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ---- RCRA - Non Generators / No Longer Regulated
FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HAZNET	Facility and Manifest Data
ICE	ICE
HIST CORTESE	Hazardous Waste & Substance Site List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
MINES MRDS	Mineral Resources Data System
HWTS	Hazardous Waste Tracking System

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

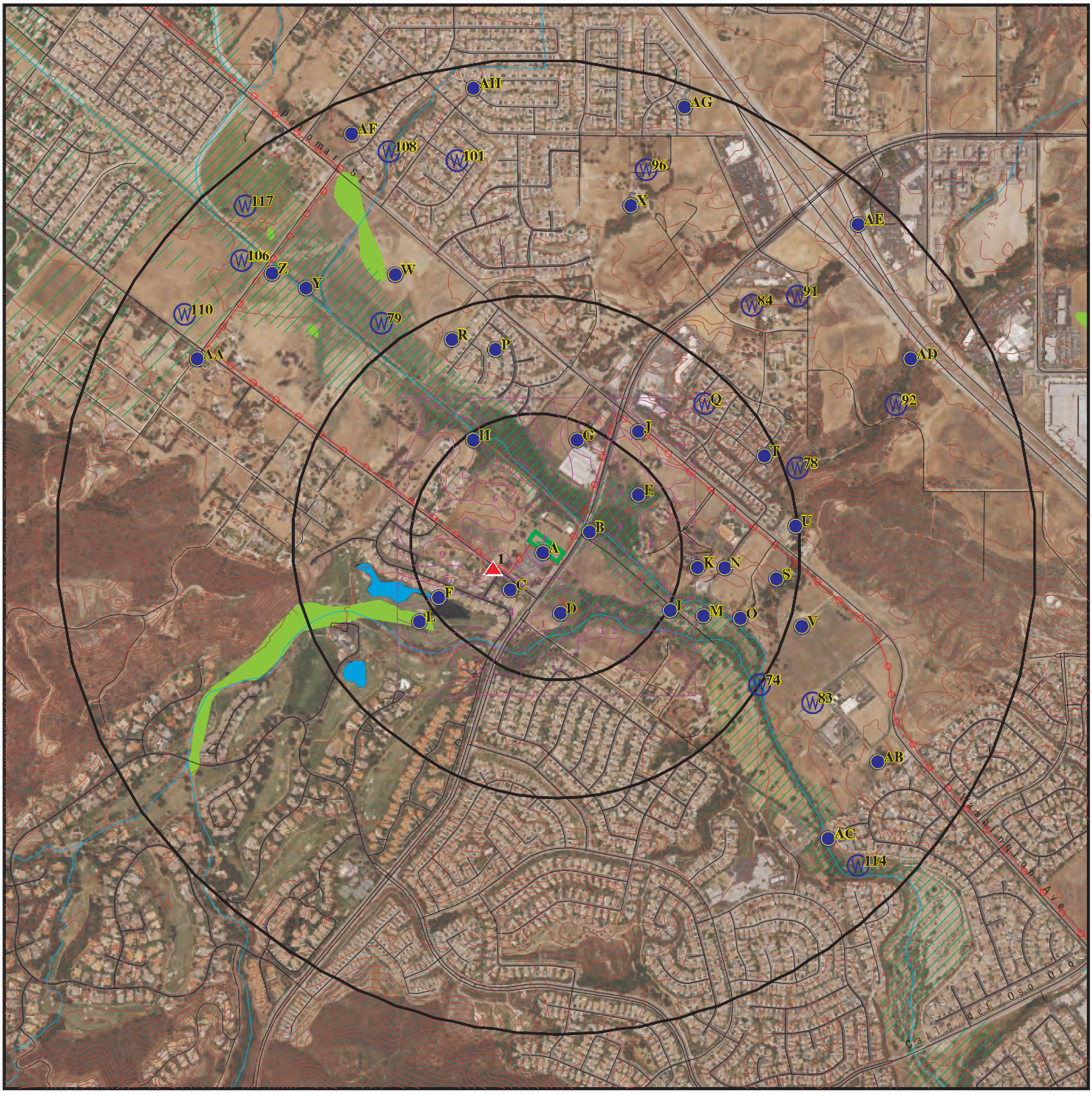
A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BEAR CREEK GOLF COUR Status: A Tank Status: A Comp Number: 44309	22771 GRAND AVE	WSW 0 - 1/8 (0.095 mi.)	1	9

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6732953.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Chiquito BESS Phase I Environmental Site Assessmen	CLIENT:	Stantec
ADDRESS:	APN 380150020 Wildomar CA 92595	CONTACT:	Emily Medler
		INQUIRY #:	6732953.2s
LAT/LONG:	33.585102 / 117.254815	DATE:	November 03, 2021 10:22 am

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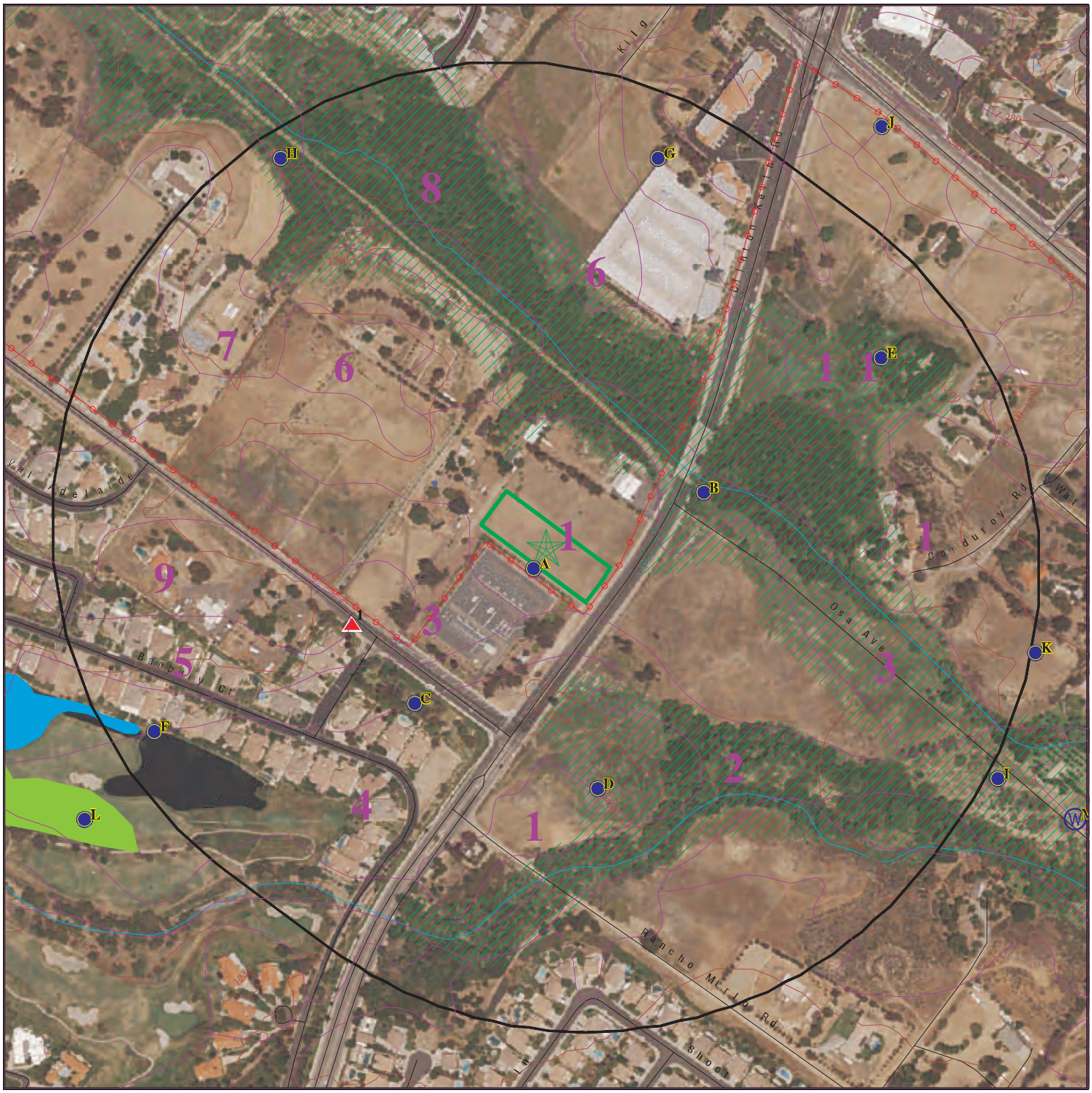
DETAIL MAP - 6732953.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Chiquito BESS Phase I Environmental Site Assessmen	CLIENT:	Stantec
ADDRESS:	APN 380150020 Wildomar CA 92595	CONTACT:	Emily Medler
		INQUIRY #:	6732953.2s
LAT/LONG:	33.585102 / 117.254815	DATE:	November 03, 2021 10:25 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	0	NR	NR	NR	1
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	1	0	0	0	0	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
WSW
< 1/8
0.095 mi.
501 ft.

BEAR CREEK GOLF COURSE
22771 GRAND AVE
WILDOMAR, CA 92390

SWEEPS UST **S106923187**
N/A

Relative:
Higher

Actual:
1210 ft.

SWEEPS UST:

Name:	BEAR CREEK GOLF COURSE
Address:	22771 GRAND AVE
City:	WILDOMAR
Status:	Active
Comp Number:	44309
Number:	1
Board Of Equalization:	Not reported
Referral Date:	09-05-91
Action Date:	09-05-91
Created Date:	07-18-90
Owner Tank Id:	Not reported
SWRCB Tank Id:	33-000-044309-000001
Tank Status:	A
Capacity:	1000
Active Date:	09-05-91
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	1

Name:	BEAR CREEK GOLF COURSE
Address:	22771 GRAND AVE
City:	WILDOMAR
Status:	Not reported
Comp Number:	44309
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	33-000-044309-000002
Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	2

Name:	BEAR CREEK GOLF COURSE
Address:	22771 GRAND AVE
City:	WILDOMAR
Status:	Not reported
Comp Number:	44309
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	33-000-044309-000003

BEAR CREEK GOLF COURSE (Continued) **S106923187**

Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 07/12/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 77

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/05/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 61

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 77

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/20/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/30/2021
Number of Days to Update: 87
Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69
Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/13/2021
Number of Days to Update: 88
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83
Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 12/01/2019
Date Data Arrived at EDR: 08/19/2021
Date Made Active in Reports: 10/28/2021
Number of Days to Update: 70
Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 08/19/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18
Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84
Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/12/2021
Date Data Arrived at EDR: 09/13/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 15
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83
Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/10/2021
Date Data Arrived at EDR: 08/17/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 66

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/19/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/03/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/27/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/12/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 62

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/05/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 91

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/26/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 70
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Annually

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/05/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/16/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 10/13/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/13/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 74

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 74

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 74

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/01/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/12/2021
Date Data Arrived at EDR: 03/16/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 06/07/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/12/2021
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/13/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 84
Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55
Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3
Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/22/2021
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 42

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 07/02/2021
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 07/20/2021
Date Data Arrived at EDR: 07/20/2021
Date Made Active in Reports: 10/11/2021
Number of Days to Update: 83

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 07/23/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 77

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 04/09/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 2

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/13/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 10/07/2021
Number of Days to Update: 56

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 6

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 07/27/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/08/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 04/21/2021
Number of Days to Update: 5

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 11

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/13/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 73

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/09/2021
Next Scheduled EDR Contact: 11/28/2021
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/23/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 1

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/28/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 07/29/2021
Date Made Active in Reports: 10/19/2021
Number of Days to Update: 82

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/28/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 11/02/2021
Number of Days to Update: 90

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 07/27/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 06/07/2021
Number of Days to Update: 19

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 10/31/2021
Next Scheduled EDR Contact: 02/13/2022
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 3

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 08/04/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/12/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/17/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 78

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 07/14/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 81
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/07/2021
Number of Days to Update: 80
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/28/2021
Date Made Active in Reports: 09/21/2021
Number of Days to Update: 85
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 07/20/2021
Date Data Arrived at EDR: 07/20/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 80

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/28/2021
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

CHIQUITO BESS PHASE I ENVIRONMENTAL SITE ASSESSMEN
APN 380150020
WILDOMAR, CA 92595

TARGET PROPERTY COORDINATES

Latitude (North):	33.585102 - 33° 35' 6.37''
Longitude (West):	117.254815 - 117° 15' 17.33''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	476354.0
UTM Y (Meters):	3715990.5
Elevation:	1207 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12015931 WILDOMAR, CA
Version Date:	2018
East Map:	12014848 MURRIETA, CA
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

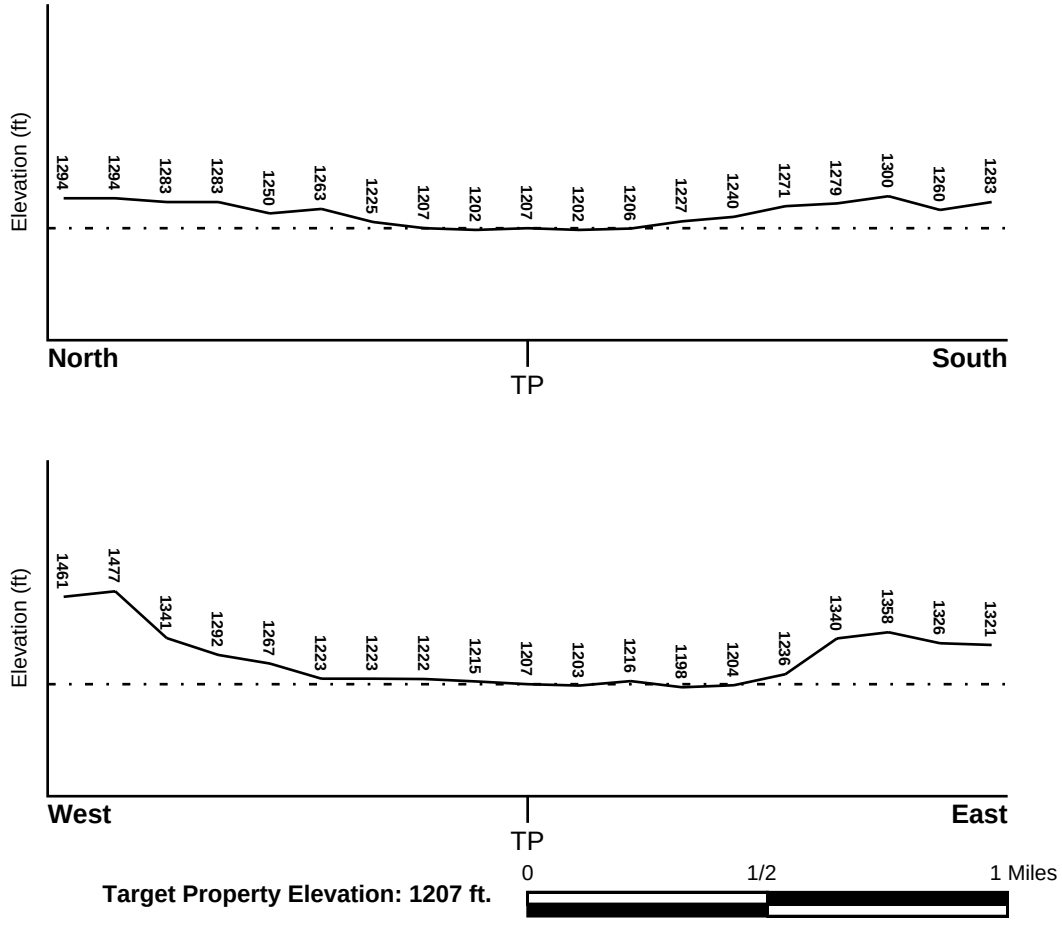
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 1207 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06065C2684G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06065C2682G	FEMA FIRM Flood data
06065C2705G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
WILDOMAR	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

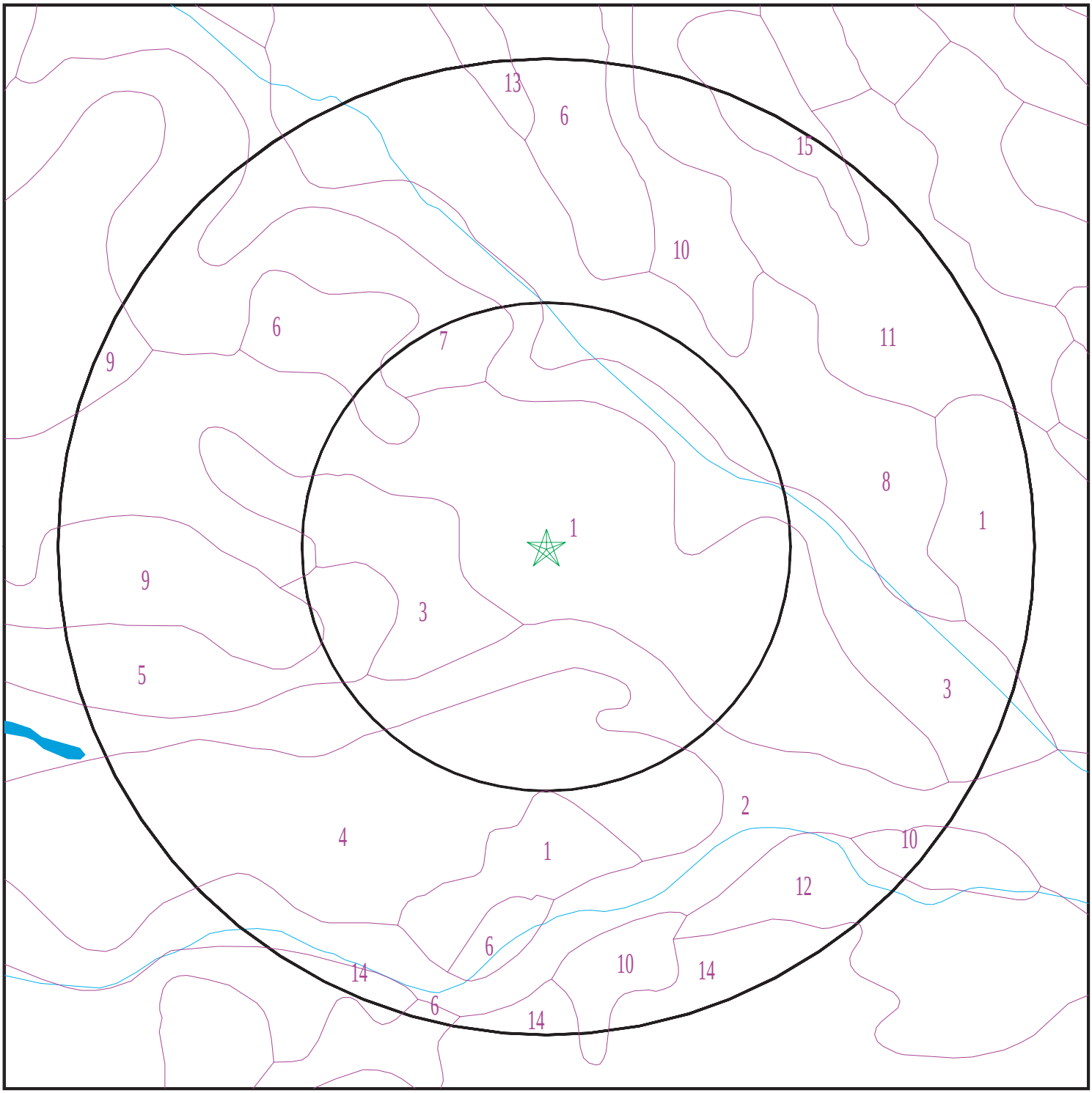
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6732953.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Chiquito BESS Phase I Environmental Site Assessmen	CLIENT:	Stantec
ADDRESS:	APN 380150020 Wildomar CA 92595	CONTACT:	Emily Medler
		INQUIRY #:	6732953.2s
LAT/LONG:	33.585102 / 117.254815	DATE:	November 03, 2021 10:25 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
2	9 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
3	27 inches	44 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
4	44 inches	57 inches	cemented	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
5	57 inches	70 inches	loamy coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: RIVERWASH

Soil Surface Texture: gravelly coarse sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Excessively drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILIS, Gravels, Clean Gravels, Well-graded gravel.	Max: 141 Min: 42	Max: Min:
2	5 inches	59 inches	stratified extremely gravelly coarse sand to gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILIS, Gravels, Clean Gravels, Well-graded gravel.	Max: 141 Min: 42	Max: Min:

Soil Map ID: 3

Soil Component Name: RAMONA

Soil Surface Texture: very fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	very fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	22 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
4	68 inches	74 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 4

Soil Component Name: GRANGEVILLE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	35 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
2	35 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

Soil Map ID: 5

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	14 inches	22 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	22 inches	68 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
4	68 inches	74 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 6

Soil Component Name: GREENFIELD

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
2	25 inches	42 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
3	42 inches	59 inches	loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
4	59 inches	72 inches	stratified loamy sand to sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

Soil Map ID: 7

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	14 inches	22 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	22 inches	68 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
4	68 inches	74 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 8

Soil Component Name: WILLOWS

Soil Surface Texture: silty clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 9 Min: 8.5
2	9 inches	59 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 9 Min: 8.5

Soil Map ID: 9

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	14 inches	22 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	22 inches	68 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
4	68 inches	74 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 10

Soil Component Name: HANFORD

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 11

Soil Component Name: CHINO

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	14 inches	27 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	27 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 12

Soil Component Name: Terrace escarpments

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 13

Soil Component Name: CHINO

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	14 inches	27 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	27 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 14

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
2	9 inches	18 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
3	18 inches	44 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
4	44 inches	57 inches	cemented	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
5	57 inches	70 inches	loamy coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 15

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
2	5 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
3	27 inches	44 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
4	44 inches	57 inches	cemented	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6
5	57 inches	61 inches	loamy coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS40000135597	0 - 1/8 Mile South
A2	USGS40000135598	0 - 1/8 Mile SSW
A3	USGS40000135599	0 - 1/8 Mile SW
A4	USGS40000135600	0 - 1/8 Mile WSW
B6	USGS40000135614	0 - 1/8 Mile ENE
C8	USGS40000135579	0 - 1/8 Mile SW
C10	USGS40000135580	1/8 - 1/4 Mile SW
C12	USGS40000135588	1/8 - 1/4 Mile WSW
D13	USGS40000135564	1/8 - 1/4 Mile South
F17	USGS40000135572	1/8 - 1/4 Mile WSW
G19	USGS40000135650	1/8 - 1/4 Mile NNE
E20	USGS40000135628	1/4 - 1/2 Mile ENE
H21	USGS40000135651	1/4 - 1/2 Mile NNW
F23	USGS40000135589	1/4 - 1/2 Mile WSW
L30	USGS40000135556	1/4 - 1/2 Mile WSW
K31	USGS40000135578	1/4 - 1/2 Mile ESE
I32	USGS40000135563	1/4 - 1/2 Mile ESE
J33	USGS40000135655	1/4 - 1/2 Mile NE
J34	USGS40000135649	1/4 - 1/2 Mile NE
K39	USGS40000135594	1/4 - 1/2 Mile East
J40	USGS40000135670	1/4 - 1/2 Mile NE
M42	USGS40000135555	1/4 - 1/2 Mile ESE
M43	USGS40000135571	1/4 - 1/2 Mile ESE
N44	USGS40000135606	1/4 - 1/2 Mile East
N45	USGS40000135587	1/4 - 1/2 Mile East
P52	USGS40000135687	1/4 - 1/2 Mile NNW
P54	USGS40000135688	1/4 - 1/2 Mile NNW
O55	USGS40000135562	1/4 - 1/2 Mile ESE
P59	USGS40000135692	1/4 - 1/2 Mile NNW
S60	USGS40000135593	1/4 - 1/2 Mile East
O61	USGS40000135550	1/4 - 1/2 Mile ESE
R65	USGS40000135694	1/4 - 1/2 Mile NNW
S67	USGS40000135577	1/2 - 1 Mile East
S71	USGS40000135586	1/2 - 1 Mile East
T73	USGS40000135642	1/2 - 1 Mile ENE
74	USGS40000135539	1/2 - 1 Mile ESE
V75	USGS40000135554	1/2 - 1 Mile ESE
U76	USGS40000135613	1/2 - 1 Mile East
U77	USGS40000135617	1/2 - 1 Mile East
78	USGS40000135635	1/2 - 1 Mile ENE
79	USGS40000135696	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
W81	USGS40000135714	1/2 - 1 Mile NNW
W82	USGS40000135718	1/2 - 1 Mile NNW
83	USGS40000135537	1/2 - 1 Mile ESE
84	USGS40000135704	1/2 - 1 Mile NE
X88	USGS40000135733	1/2 - 1 Mile NNE
Y89	USGS40000135709	1/2 - 1 Mile NW
Y90	USGS40000135710	1/2 - 1 Mile NW
91	USGS40000135707	1/2 - 1 Mile NE
92	USGS40000135673	1/2 - 1 Mile ENE
AA94	USGS40000135684	1/2 - 1 Mile WNW
96	USGS40000135746	1/2 - 1 Mile NNE
AB97	USGS40000135521	1/2 - 1 Mile ESE
AC98	USGS40000135489	1/2 - 1 Mile SE
Z99	USGS40000135719	1/2 - 1 Mile NW
101	USGS40000135747	1/2 - 1 Mile NNW
AB103	USGS40000135508	1/2 - 1 Mile ESE
AD107	USGS40000135683	1/2 - 1 Mile ENE
108	USGS40000135749	1/2 - 1 Mile NNW
AC109	USGS40000135477	1/2 - 1 Mile SE
110	USGS40000135702	1/2 - 1 Mile WNW
114	USGS40000135471	1/2 - 1 Mile SE
AE115	USGS40000135723	1/2 - 1 Mile NE
AE116	USGS40000135724	1/2 - 1 Mile NE
117	USGS40000135734	1/2 - 1 Mile NW
AH122	USGS40000135784	1/2 - 1 Mile North
AG123	USGS40000135776	1/2 - 1 Mile NNE
AF124	USGS40000135766	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

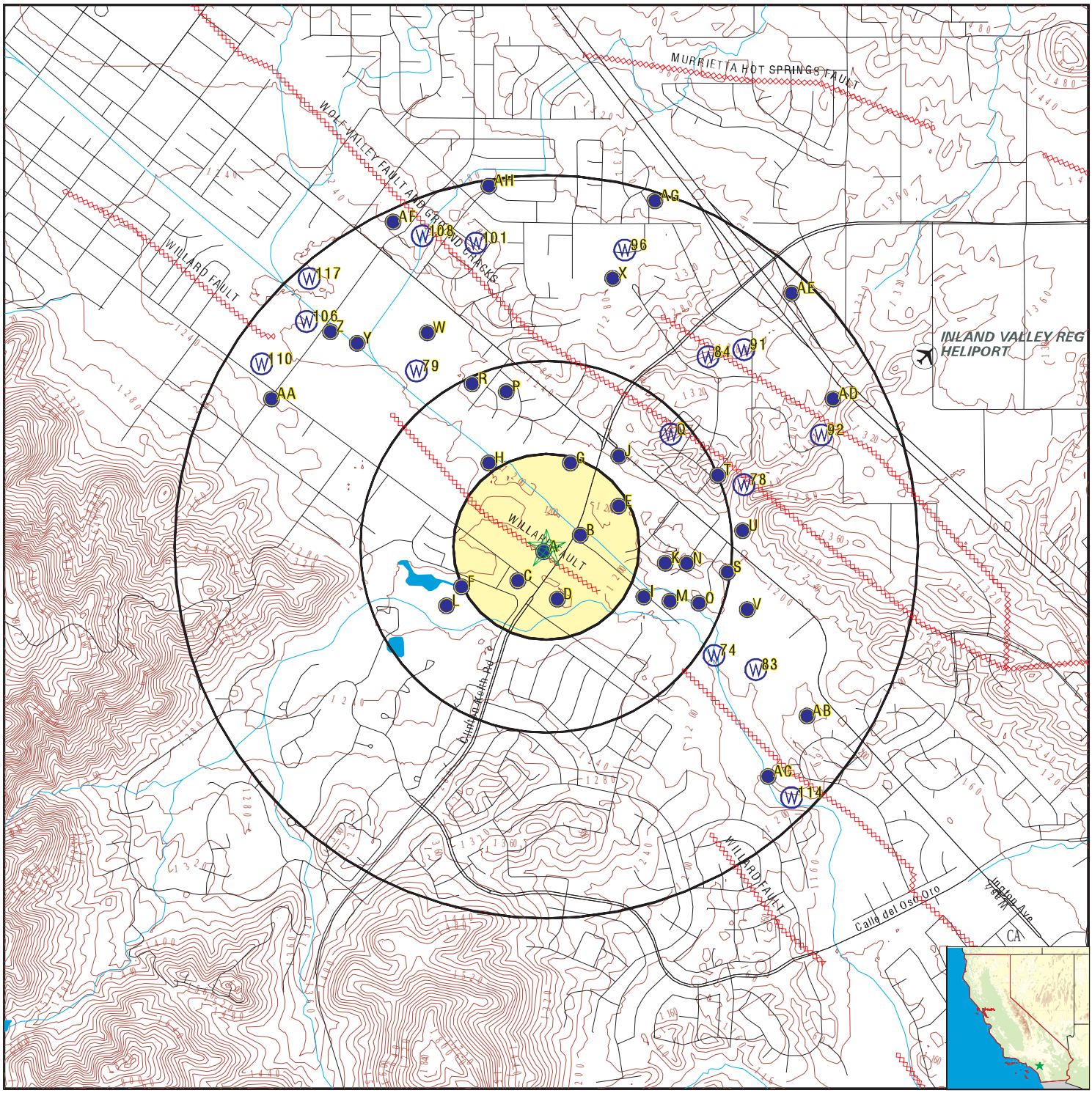
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A5	CADWR9000004257	0 - 1/8 Mile NE
B7	CAUSGSN00007442	0 - 1/8 Mile ENE
B9	CADWR0000027794	0 - 1/8 Mile ENE
C11	CADWR9000004231	1/8 - 1/4 Mile South
D14	CADWR0000001448	1/8 - 1/4 Mile SSE
D15	CAUSGSN00002424	1/8 - 1/4 Mile South
E16	CADWR9000004265	1/8 - 1/4 Mile NE
G18	CADWR9000004283	1/8 - 1/4 Mile NNE
I22	CADWR9000004230	1/4 - 1/2 Mile ESE
J24	CADWR9000004282	1/4 - 1/2 Mile NE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
K25	CADWR9000004247	1/4 - 1/2 Mile East
F26	CADWR0000035836	1/4 - 1/2 Mile WSW
H27	CADWR9000004284	1/4 - 1/2 Mile NW
I28	CADWR9000004235	1/4 - 1/2 Mile ESE
L29	CAUSGSN00003237	1/4 - 1/2 Mile WSW
I35	CADWR9000004225	1/4 - 1/2 Mile ESE
K36	CADWR9000004252	1/4 - 1/2 Mile East
K37	CADWR0000023642	1/4 - 1/2 Mile East
L38	CADWR9000004226	1/4 - 1/2 Mile WSW
K41	CAUSGSN00014178	1/4 - 1/2 Mile East
M46	CADWR0000015373	1/4 - 1/2 Mile ESE
N47	CAUSGSN00007443	1/4 - 1/2 Mile East
N48	CADWR9000004246	1/4 - 1/2 Mile East
O49	CADWR9000004229	1/4 - 1/2 Mile ESE
P50	CADWR0000025370	1/4 - 1/2 Mile North
P51	CAUSGSN00018427	1/4 - 1/2 Mile NNW
P53	CADWR9000004308	1/4 - 1/2 Mile NNW
Q56	CADWR0000003730	1/4 - 1/2 Mile NE
Q57	CADWR0000014672	1/4 - 1/2 Mile NE
R58	CADWR9000004309	1/4 - 1/2 Mile NNW
S62	CADWR9000004238	1/4 - 1/2 Mile East
R63	CADWR9000004312	1/4 - 1/2 Mile NNW
T64	CADWR9000004269	1/4 - 1/2 Mile ENE
T66	CADWR9000004276	1/4 - 1/2 Mile ENE
U68	CADWR9000004256	1/2 - 1 Mile East
U69	CADWR9000004259	1/2 - 1 Mile East
R70	CADWR9000004314	1/2 - 1 Mile NNW
S72	CAUSGSN00014179	1/2 - 1 Mile East
V80	CADWR0000037315	1/2 - 1 Mile ESE
W85	CADWR9000004323	1/2 - 1 Mile NNW
X86	CADWR9000004340	1/2 - 1 Mile NNE
Y87	CAUSGSN00008018	1/2 - 1 Mile NW
Z93	CADWR9000004322	1/2 - 1 Mile NW
AB95	CADWR9000004202	1/2 - 1 Mile SE
AC100	CAUSGSN00014785	1/2 - 1 Mile SE
AD102	CADWR9000004305	1/2 - 1 Mile ENE
AB104	CAUSGSN00010457	1/2 - 1 Mile ESE
AA105	CADWR9000004306	1/2 - 1 Mile WNW
106	CADWR9000004327	1/2 - 1 Mile NW
AE111	CADWR9000004329	1/2 - 1 Mile NE
AE112	CADWR9000004330	1/2 - 1 Mile NE
AF113	CADWR9000004351	1/2 - 1 Mile NNW
AE118	CADWR0000027795	1/2 - 1 Mile NE
AE119	CAUSGSN00004466	1/2 - 1 Mile NE
AG120	CADWR9000004367	1/2 - 1 Mile NNE
AF121	CAUSGSN00003852	1/2 - 1 Mile NNW
AH125	CADWR9000004370	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 6732953.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Chiquito BESS Phase I Environmental Site Assessmen	CLIENT:	Stantec
ADDRESS:	APN 380150020 Wildomar CA 92595	CONTACT:	Emily Medler
		INQUIRY #:	6732953.2s
LAT/LONG:	33.585102 / 117.254815	DATE:	November 03, 2021 10:25 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
South
0 - 1/8 Mile
Lower

FED USGS **USGS40000135597**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01N005S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	50
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

A2
SSW
0 - 1/8 Mile
Lower

FED USGS **USGS40000135598**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01N001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19510101	Well Depth:	50
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

A3
SW
0 - 1/8 Mile
Lower

FED USGS **USGS40000135599**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01N006S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19670101	Well Depth:	125
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A4
WSW
0 - 1/8 Mile
Lower

FED USGS **USGS40000135600**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01N003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	17
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

A5
NE
0 - 1/8 Mile
Lower

CA WELLS **CADWR9000004257**

State Well #:	07S04W01P002S	Station ID:	8381
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

B6
ENE
0 - 1/8 Mile
Lower

FED USGS **USGS40000135614**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01P002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19480101	Well Depth:	18
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	12.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B7
ENE
0 - 1/8 Mile
Lower

CA WELLS **CAUSGSN00007442**

Well ID:	USGS-333508117150901	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333508117150901	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333508117150901&store_num=		
GeoTracker Data:	Not Reported		

C8
SW
0 - 1/8 Mile
Lower

FED USGS **USGS40000135579**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01N002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19630101	Well Depth:	140
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

B9
ENE
0 - 1/8 Mile
Lower

CA WELLS **CADWR0000027794**

Well ID:	07S04W01P002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W01P002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W01P002S&store_num=		
GeoTracker Data:	Not Reported		

C10
SW
1/8 - 1/4 Mile
Lower

FED USGS **USGS40000135580**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01N007S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported

Construction Date:	19660101	Well Depth:	169
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

C11
South
1/8 - 1/4 Mile
Lower

CA WELLS **CADWR9000004231**

State Well #:	07S04W12D001S	Station ID:	30920
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

C12
WSW
1/8 - 1/4 Mile
Higher

FED USGS **USGS40000135588**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01N008S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

D13
South
1/8 - 1/4 Mile
Lower

FED USGS **USGS40000135564**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12D001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	89
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	33.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D14
SSE
1/8 - 1/4 Mile
Lower

CA WELLS **CADWR0000001448**

Well ID:	07S04W12D001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W12D001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W12D001S&store_num=		
GeoTracker Data:	Not Reported		

D15
South
1/8 - 1/4 Mile
Lower

CA WELLS **CAUSGSN00002424**

Well ID:	USGS-333459117151301	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333459117151301	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333459117151301&store_num=		
GeoTracker Data:	Not Reported		

E16
NE
1/8 - 1/4 Mile
Lower

CA WELLS **CADWR9000004265**

State Well #:	07S04W01P001S	Station ID:	8380
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

F17
WSW
1/8 - 1/4 Mile
Higher

FED USGS **USGS40000135572**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02Z001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19650101	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G18
NNE
1/8 - 1/4 Mile
Higher

CA WELLS **CADWR9000004283**

State Well #:	07S04W01L003S	Station ID:	8377
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

G19
NNE
1/8 - 1/4 Mile
Lower

FED USGS **USGS40000135650**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01L003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19270101	Well Depth:	55
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	33.00	Feet to sea level:	Not Reported
Note:	Not Reported		

E20
ENE
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000135628**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01P001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	24.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H21
NNW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000135651**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01M001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	40
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	22.00	Feet to sea level:	Not Reported
Note:	Not Reported		

I22
ESE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000004230**

State Well #:	07S04W12C001S	Station ID:	30919
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

F23
WSW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135589**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02Z002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19650101	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J24
NE
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004282**

State Well #:	07S04W01L004S	Station ID:	8378
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

K25
East
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000004247**

State Well #:	07S04W01Q002S	Station ID:	8383
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

F26
WSW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR0000035836**

Well ID:	07S04W11A001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W11A001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W11A001S&store_num=		
GeoTracker Data:	Not Reported		

H27
NW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004284**

State Well #:	07S04W01M001S	Station ID:	8379
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

I28
ESE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000004235**

State Well #:	07S04W01Q009S	Station ID:	8387
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L29
WSW
1/4 - 1/2 Mile
Higher

CA WELLS **CAUSGSN00003237**

Well ID:	USGS-333458117153001	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333458117153001	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333458117153001&store_num=		
GeoTracker Data:	Not Reported		

L30
WSW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135556**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W11A001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	92
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	33.00	Feet to sea level:	Not Reported
Note:	Not Reported		

K31
ESE
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135578**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q007S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I32
ESE
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000135563**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12C001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19500101	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	39.00	Feet to sea level:	Not Reported
Note:	Not Reported		

J33
NE
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135655**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01L002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19280101	Well Depth:	75
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

J34
NE
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135649**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01L004S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19600101	Well Depth:	68
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	36.00	Feet to sea level:	Not Reported
Note:	Not Reported		

I35
ESE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000004225**

State Well #:	07S04W12C002S	Station ID:	8396
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

K36
East
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004252**

State Well #:	07S04W01Q001S	Station ID:	8382
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

K37
East
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR0000023642**

Well ID:	07S04W01Q002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W01Q002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W01Q002S&store_num=		
GeoTracker Data:	Not Reported		

L38
WSW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004226**

State Well #:	07S04W11A001S	Station ID:	8394
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

K39
East
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135594**

Organization ID:	USGS-CA
Organization Name:	USGS California Water Science Center

Monitor Location:	007S004W01Q002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	75
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	65.00	Feet to sea level:	Not Reported
Note:	Not Reported		

J40
NE
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135670**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01L001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19280101	Well Depth:	35
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

K41
East
1/4 - 1/2 Mile
Higher

CA WELLS **CAUSGSN00014178**

Well ID:	USGS-333504117145301	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333504117145301	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333504117145301&store_num=		
GeoTracker Data:	Not Reported		

M42
ESE
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000135555**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12C002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported

Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	36.00	Feet to sea level:	Not Reported
Note:	Not Reported		

M43
ESE **FED USGS** **USGS40000135571**
1/4 - 1/2 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q009S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	216
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	32.00	Feet to sea level:	Not Reported
Note:	Not Reported		

N44
East **FED USGS** **USGS40000135606**
1/4 - 1/2 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19480101	Well Depth:	102
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	35.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

N45
East
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135587**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

M46
ESE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR0000015373**

Well ID:	07S04W12G001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W12G001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W12G001S&store_num=		
GeoTracker Data:	Not Reported		

N47
East
1/4 - 1/2 Mile
Higher

CA WELLS **CAUSGSN00007443**

Well ID:	USGS-333503117145101	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333503117145101	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333503117145101&store_num=		
GeoTracker Data:	Not Reported		

N48
East
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000004246**

State Well #:	07S04W01Q004S	Station ID:	8384
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

O49
ESE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000004229**

State Well #:	07S04W12B001S	Station ID:	8395
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

P50
North
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR0000025370**

Well ID:	07S04W01E001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W01E001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W01E001S&store_num=		
GeoTracker Data:	Not Reported		

P51
NNW
1/4 - 1/2 Mile
Higher

CA WELLS **CAUSGSN00018427**

Well ID:	USGS-333528117152001	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333528117152001	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333528117152001&store_num=		
GeoTracker Data:	Not Reported		

P52
NNW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135687**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01E001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	123
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	32.00	Feet to sea level:	Not Reported

Note: Not Reported

P53
NNW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004308**

State Well #:	07S04W01E001S	Station ID:	30912
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

P54
NNW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135688**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01E003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	145
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	30.00	Feet to sea level:	Not Reported
Note:	Not Reported		

O55
ESE
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000135562**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12B001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19520101	Well Depth:	100
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	35.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

Q56
NE
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR0000003730**

Well ID:	07S04W01Q005S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W01Q005S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W01Q005S&store_num=		
GeoTracker Data:	Not Reported		

Q57
NE
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR0000014672**

Well ID:	07S04W01Q003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W01Q003S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W01Q003S&store_num=		
GeoTracker Data:	Not Reported		

R58
NNW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004309**

State Well #:	07S04W01E003S	Station ID:	30913
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

P59
NNW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135692**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01E002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19510101	Well Depth:	104
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	34.00	Feet to sea level:	Not Reported

Note: Not Reported

S60
East
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000135593**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q004S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19290101	Well Depth:	95
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	38.00	Feet to sea level:	Not Reported
Note:	Not Reported		

O61
ESE
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000135550**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12Z002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19650101	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

S62
East
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000004238**

State Well #:	07S04W01Q010S	Station ID:	8388
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

R63
NNW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004312**

State Well #:	07S04W01E002S	Station ID:	8374
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

T64
ENE
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004269**

State Well #:	07S04W01K002S	Station ID:	8376
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

R65
NNW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000135694**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02H004S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19640101	Well Depth:	125
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	29.00	Feet to sea level:	Not Reported
Note:	Not Reported		

T66
ENE
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000004276**

State Well #:	07S04W01K001S	Station ID:	8375
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

S67
East
1/2 - 1 Mile
Lower

FED USGS **USGS40000135577**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q010S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19640101	Well Depth:	89
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	42.00	Feet to sea level:	Not Reported
Note:	Not Reported		

U68
East
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000004256**

State Well #:	07S04W01Q006S	Station ID:	8385
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

U69
East
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004259**

State Well #:	07S04W01Q008S	Station ID:	8386
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

R70
NNW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004314**

State Well #:	07S04W02H004S	Station ID:	30917
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

S71
East
1/2 - 1 Mile
Lower

FED USGS **USGS40000135586**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q005S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	65
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

S72
East
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00014179**

Well ID:	USGS-333503117144201	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333503117144201	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333503117144201&store_num=		
GeoTracker Data:	Not Reported		

T73
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135642**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01K001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19570101	Well Depth:	125
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	78.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

74
ESE
1/2 - 1 Mile
Lower

FED USGS **USGS40000135539**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12B002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

V75
ESE
1/2 - 1 Mile
Lower

FED USGS **USGS40000135554**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12B004S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	300
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

U76
East
1/2 - 1 Mile
Lower

FED USGS **USGS40000135613**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q006S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	65
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	12.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

U77
East
1/2 - 1 Mile
Higher

FED USGS **USGS40000135617**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Q008S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19580101	Well Depth:	65
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	14.00	Feet to sea level:	Not Reported
Note:	Not Reported		

78
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135635**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01K002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19590101	Well Depth:	103
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	15.00	Feet to sea level:	Not Reported
Note:	Not Reported		

79
NW
1/2 - 1 Mile
Higher

FED USGS **USGS40000135696**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02H003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19620101	Well Depth:	286

Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

V80
ESE **CA WELLS** **CADWR0000037315**
1/2 - 1 Mile
Lower

Well ID:	07S04W12H002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W12H002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W12H002S&store_num=		
GeoTracker Data:	Not Reported		

W81
NNW **FED USGS** **USGS40000135714**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02H002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	63
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	35.00	Feet to sea level:	Not Reported
Note:	Not Reported		

W82
NNW **FED USGS** **USGS40000135718**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02H001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19130101	Well Depth:	46
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

83
ESE
1/2 - 1 Mile
Lower

FED USGS **USGS40000135537**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12B003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19560101	Well Depth:	278
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

84
NE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135704**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01G002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

W85
NNW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004323**

State Well #:	07S04W02H002S	Station ID:	8392
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

X86
NNE
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004340**

State Well #:	07S04W01C002S	Station ID:	8373
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

Y87
NW
1/2 - 1 Mile
Higher

CA WELLS **CAUSGSN00008018**

Well ID:	USGS-333535117154602	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333535117154602	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333535117154602&store_num=		
GeoTracker Data:	Not Reported		

X88
NNE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135733**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01C002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	90
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	15.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Y89
NW
1/2 - 1 Mile
Higher

FED USGS **USGS40000135709**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02G001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19510101	Well Depth:	220
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	38.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

Y90
NW
1/2 - 1 Mile
Higher

FED USGS **USGS40000135710**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02G002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19190101	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

91
NE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135707**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01G001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	20
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

92
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135673**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01Z001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19610101	Well Depth:	436
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

Z93
NW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004322**

State Well #:	07S04W02G001S	Station ID:	30916
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

AA94
WNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000135684**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02F003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	200
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	33.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AB95
SE
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000004202**

State Well #:	07S04W12H001S	Station ID:	8397
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

96
NNE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135746**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01C001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported

Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

AB97
ESE **FED USGS** **USGS40000135521**
1/2 - 1 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12H002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	37
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

AC98
SE **FED USGS** **USGS40000135489**
1/2 - 1 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12G001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	58
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Z99
NW **FED USGS** **USGS40000135719**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02G003S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19610101	Well Depth:	223
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	41.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AC100
SE **CA WELLS** **CAUSGSN00014785**
1/2 - 1 Mile
Lower

Well ID:	USGS-333435117143801	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333435117143801	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333435117143801&store_num=		
GeoTracker Data:	Not Reported		

101
NNW **FED USGS** **USGS40000135747**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02A001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19560101	Well Depth:	133
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

AD102
ENE **CA WELLS** **CADWR9000004305**
1/2 - 1 Mile
Higher

State Well #:	07S04W01H001S	Station ID:	38172
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

AB103
ESE **FED USGS** **USGS40000135508**
1/2 - 1 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12H001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		

Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19470101	Well Depth:	67
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-04-01
Feet below surface:	37.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AB104
ESE
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00010457**

Well ID:	USGS-333442117143001	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333442117143001	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333442117143001&store_num=		
GeoTracker Data:	Not Reported		

AA105
WNW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004306**

State Well #:	07S04W02F003S	Station ID:	8390
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

106
NW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004327**

State Well #:	07S04W02G003S	Station ID:	8391
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

AD107
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135683**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01H001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported

Construction Date:	Not Reported	Well Depth:	268
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	5.00	Feet to sea level:	Not Reported
Note:	Not Reported		

108
NNW **FED USGS** **USGS40000135749**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02A002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	170
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	12.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AC109
SE **FED USGS** **USGS40000135477**
1/2 - 1 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12J002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19060101	Well Depth:	35
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

110
WNW **FED USGS** **USGS40000135702**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02F001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported

Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19210101	Well Depth:	150
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

AE111
NE
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004329**

State Well #:	07S04W01A001S	Station ID:	8372
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

AE112
NE
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004330**

State Well #:	07S04W01A002S	Station ID:	30911
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

AF113
NNW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004351**

State Well #:	07S04W02A002S	Station ID:	30914
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

114
SE
1/2 - 1 Mile
Lower

FED USGS **USGS40000135471**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W12J001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19060101	Well Depth:	36
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

AE115
NE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135723**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01A001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19490101	Well Depth:	187
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	78.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AE116
NE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135724**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W01A002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19510101	Well Depth:	167
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	79.00	Feet to sea level:	Not Reported
Note:	Not Reported		

117
NW
1/2 - 1 Mile
Higher

FED USGS **USGS40000135734**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	007S004W02B001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19560101	Well Depth:	150

Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		
Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	47.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AE118
NE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000027795**

Well ID:	07S04W01A001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S04W01A001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S04W01A001S&store_num=		
GeoTracker Data:	Not Reported		

AE119
NE
1/2 - 1 Mile
Higher

CA WELLS **CAUSGSN00004466**

Well ID:	USGS-333542117143201	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333542117143201	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333542117143201&store_num=		
GeoTracker Data:	Not Reported		

AG120
NNE
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000004367**

State Well #:	06S04W36P001S	Station ID:	7123
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

AF121
NNW
1/2 - 1 Mile
Higher

CA WELLS **CAUSGSN00003852**

Well ID:	USGS-333553117154001	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-333553117154001	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-333553117154001&store_num=		
GeoTracker Data:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

AH122
North
1/2 - 1 Mile
Higher

FED USGS **USGS40000135784**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	006S004W36N001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19540101	Well Depth:	190
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	44.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AG123
NNE
1/2 - 1 Mile
Higher

FED USGS **USGS40000135776**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	006S004W36P001S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19600101	Well Depth:	79
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	56.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AF124
NNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000135766**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	006S004W35Q002S	Type:	Well
Description:	Not Reported	HUC:	18070302
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19530101	Well Depth:	80

Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1968-03-01
Feet below surface:	25.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AH125
North
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000004370**

State Well #:	06S04W36N001S	Station ID:	28081
Well Name:	Not Reported	Basin Name:	Temecula Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92595	5	0

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Chiquito BESS Phase I Environmental Site Assessmen

APN 380150020

Wildomar, CA 92595

Inquiry Number: 6732953.8

November 04, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

11/04/21

Site Name:

Chiquito BESS Phase I Enviror
APN 380150020
Wildomar, CA 92595
EDR Inquiry # 6732953.8

Client Name:

Stantec
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361
Contact: Emily Medler

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1997	1"=500'	Acquisition Date: January 01, 1997	USGS/DOQQ
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 15, 1989	USDA
1985	1"=500'	Flight Date: February 24, 1985	USDA
1978	1"=500'	Flight Date: September 20, 1978	USDA
1974	1"=500'	Flight Date: November 06, 1974	USGS
1967	1"=500'	Flight Date: May 15, 1967	USDA
1961	1"=500'	Flight Date: July 08, 1961	USDA
1953	1"=500'	Flight Date: August 28, 1953	USDA
1949	1"=500'	Flight Date: May 06, 1949	USDA

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INQUIRY #: 6732953.8
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 6732953.8
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 6732953.8
YEAR: 2009
= 500'
N
EDR

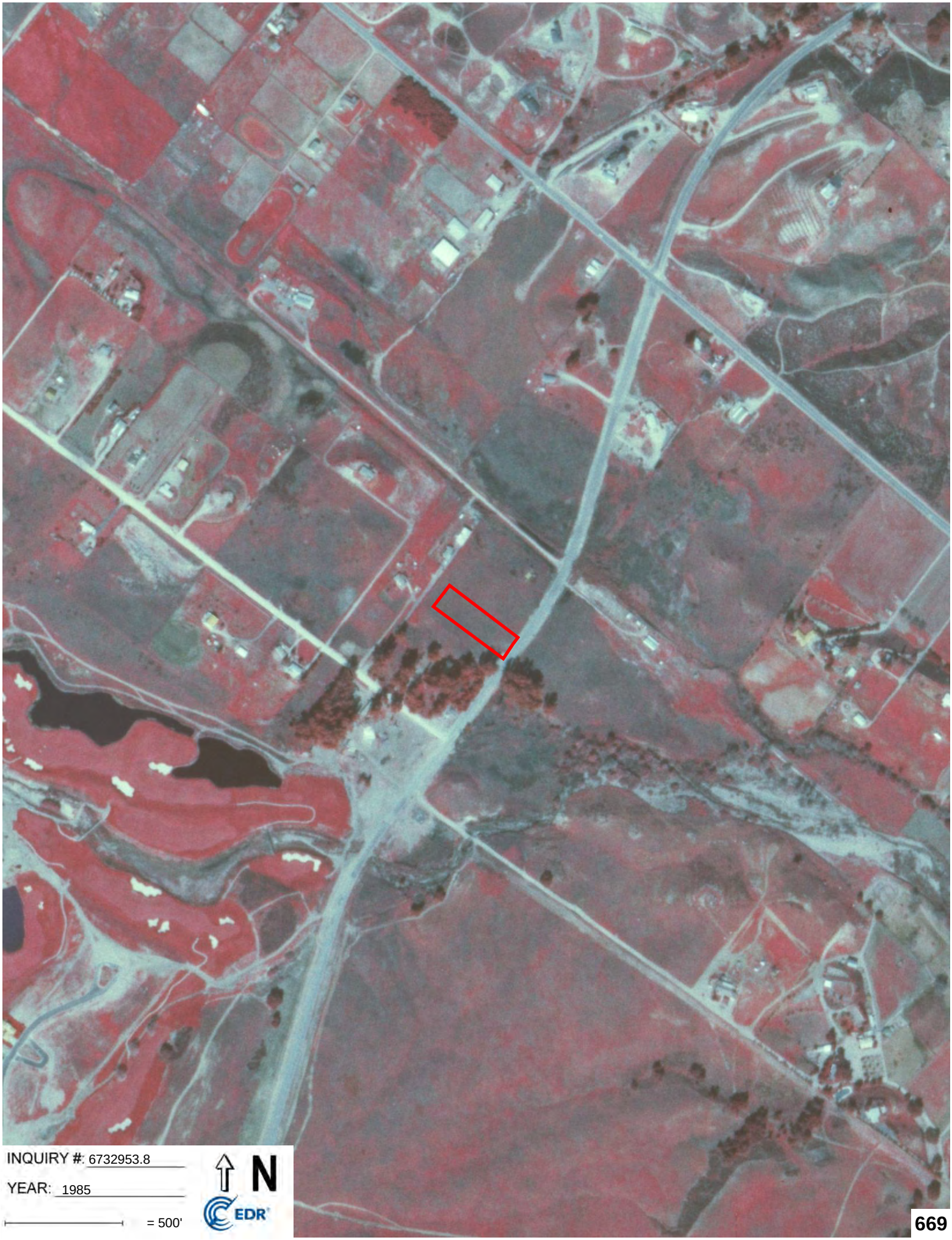

INQUIRY #: 6732953.8
YEAR: 2005
= 500'
N
EDR


INQUIRY #: 6732953.8
YEAR: 2002
= 500'
N
EDR


INQUIRY #: 6732953.8
YEAR: 1997
= 500'
N
EDR
Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 6732953.8
YEAR: 1994
= 500'
N
EDR
Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 6732953.8
YEAR: 1989
= 500'
N
EDR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YEAR: 1985
= 500'
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EDR


USDA
INQUIRY #: 6732953.8
YEAR: 1978
= 500'
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EDR


INQUIRY #: 6732953.8
YEAR: 1974
= 500'
N
EDR


INQUIRY #: 6732953.8
YEAR: 1967
= 500'
N
EDR



INQUIRY #: 6732953.8

YEAR: 1961

= 500'

N

EDR



INQUIRY #: 6732953.8

YEAR: 1953

= 500'

N

EDR



INQUIRY #: 6732953.8

YEAR: 1949

= 500'

N

EDR

Chiquito BESS Phase I Environmental Site Assessmen

APN 380150020

Wildomar, CA 92595

Inquiry Number: 6732953.4

November 03, 2021

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

11/03/21

Site Name:	Client Name:
Chiquito BESS Phase I Enviror	Stantec
APN 380150020	290 Conejo Ridge Avenue
Wildomar, CA 92595	Thousand Oaks, CA 91361
EDR Inquiry # 6732953.4	Contact: Emily Medler

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: 185805178

Coordinates:

Latitude:	33.585102 33° 35' 6" North
Longitude:	-117.254815 -117° 15' 17" West
UTM Zone:	Zone 11 North
UTM X Meters:	476354.57
UTM Y Meters:	3716183.55
Elevation:	1207.00' above sea level

Maps Provided:

2012	1942
1997	1901
1988	
1979, 1982	
1973	
1953	
1947	
1943	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Wildomar
2012
7.5-minute, 24000



Murrieta
2012
7.5-minute, 24000

1997 Source Sheets



Wildomar
1997
7.5-minute, 24000
Aerial Photo Revised 1994

1988 Source Sheets



Wildomar
1988
7.5-minute, 24000
Aerial Photo Revised 1985

1979, 1982 Source Sheets



Murrieta
1979
7.5-minute, 24000
Aerial Photo Revised 1976



Wildomar
1982
7.5-minute, 24000
Aerial Photo Revised 1980

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1973 Source Sheets



Murrieta
1973
7.5-minute, 24000
Aerial Photo Revised 1973



Wildomar
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1953 Source Sheets



Murrieta
1953
7.5-minute, 24000
Aerial Photo Revised 1951



Wildomar
1953
7.5-minute, 24000
Aerial Photo Revised 1951

1947 Source Sheets



MURRIETA
1947
15-minute, 50000

1943 Source Sheets

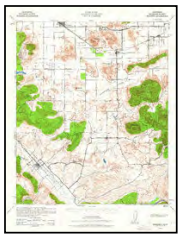


Murrieta
1943
15-minute, 62500
Aerial Photo Revised 1939

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1942 Source Sheets



Murrieta
1942
15-minute, 62500
Aerial Photo Revised 1939

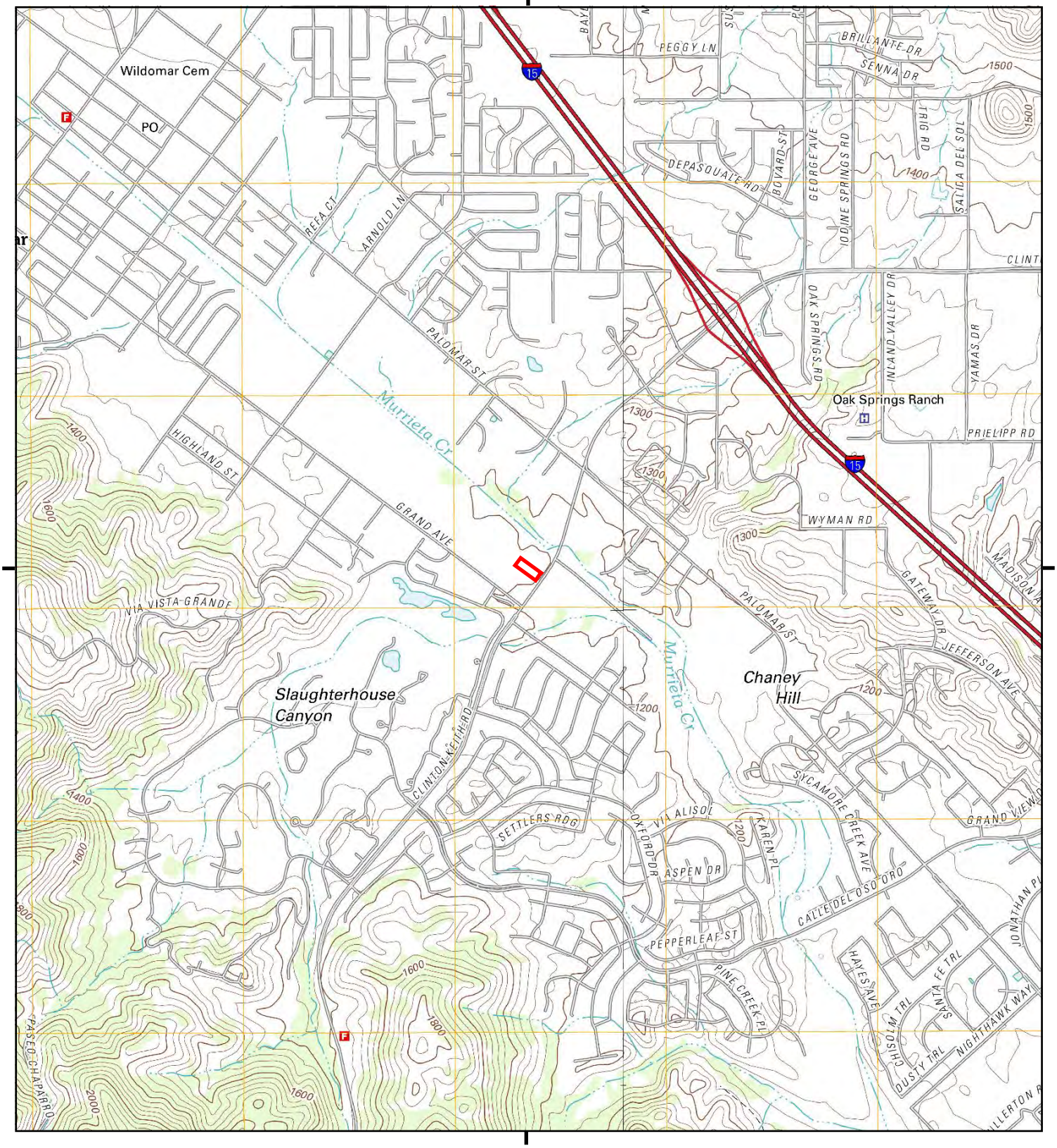
1901 Source Sheets



Elsinore
1901
30-minute, 125000

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

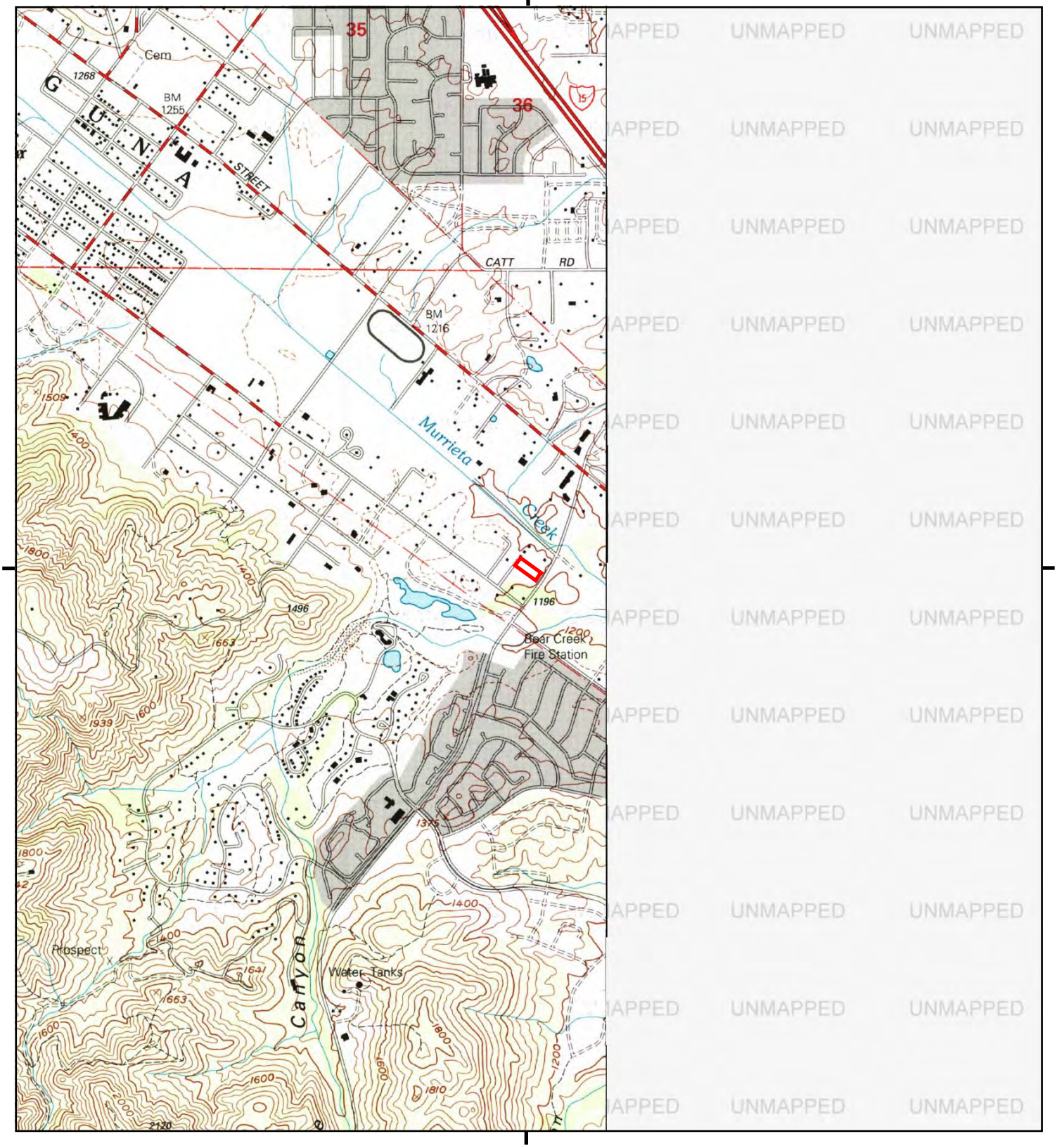
TP, Wildomar, 2012, 7.5-minute
E, Murrieta, 2012, 7.5-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N

Historical Topo Map

1997



This report includes information from the following map sheet(s).

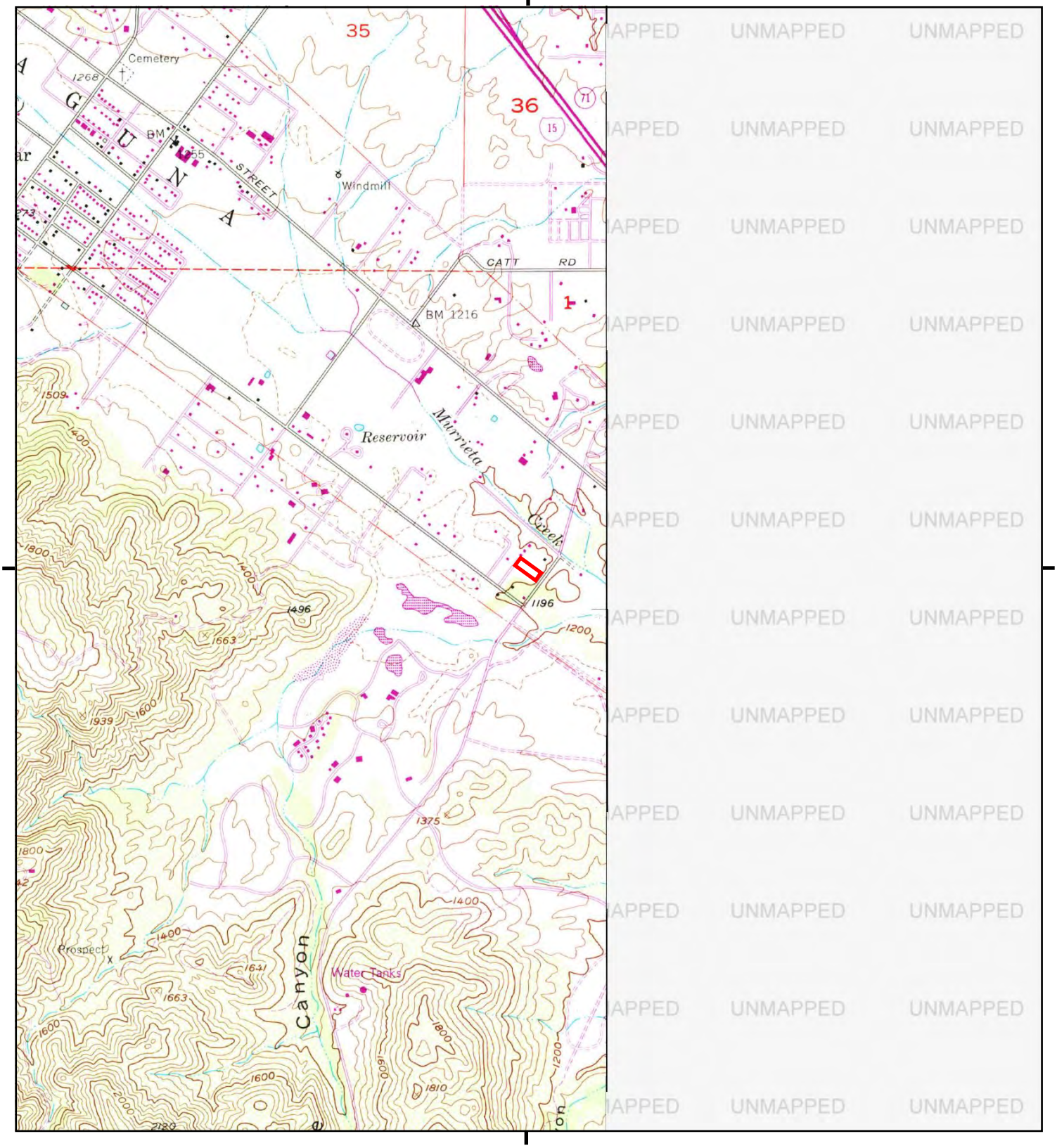
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Wildomar, 1997, 7.5-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

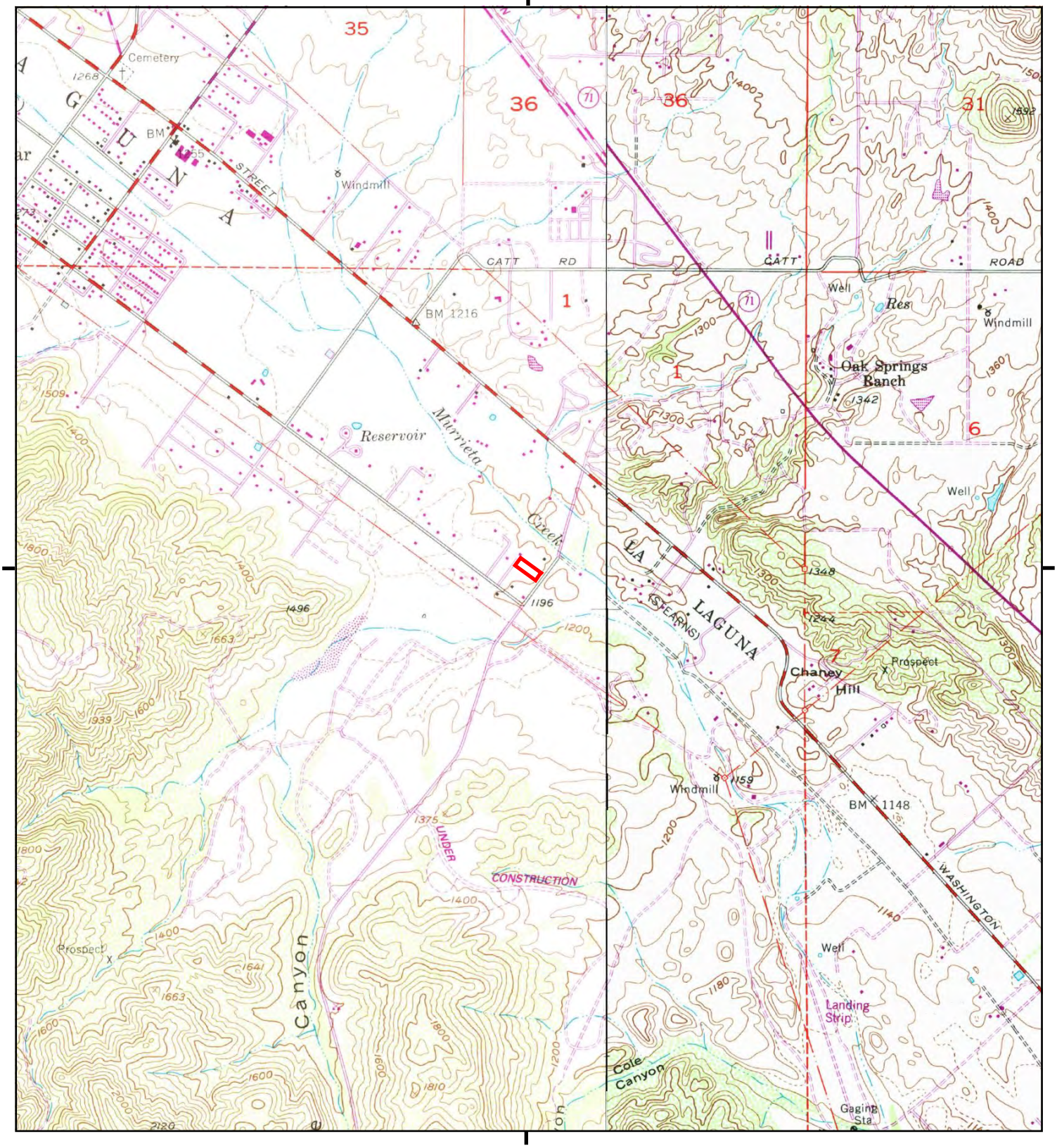
TP, Wildomar, 1988, 7.5-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N

Historical Topo Map

1979, 1982



This report includes information from the following map sheet(s).

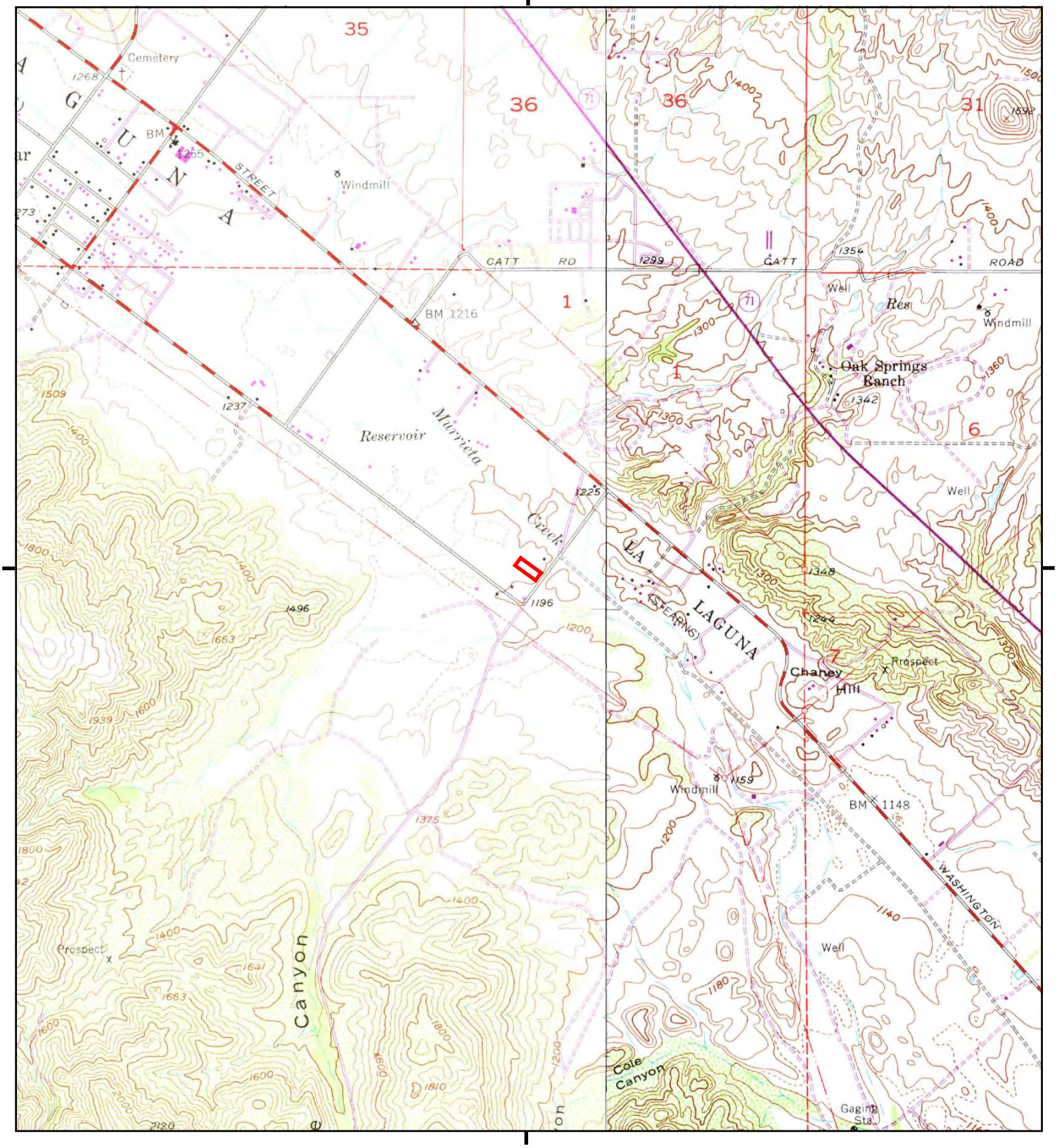
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Wildomar, 1982, 7.5-minute
E, Murrieta, 1979, 7.5-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

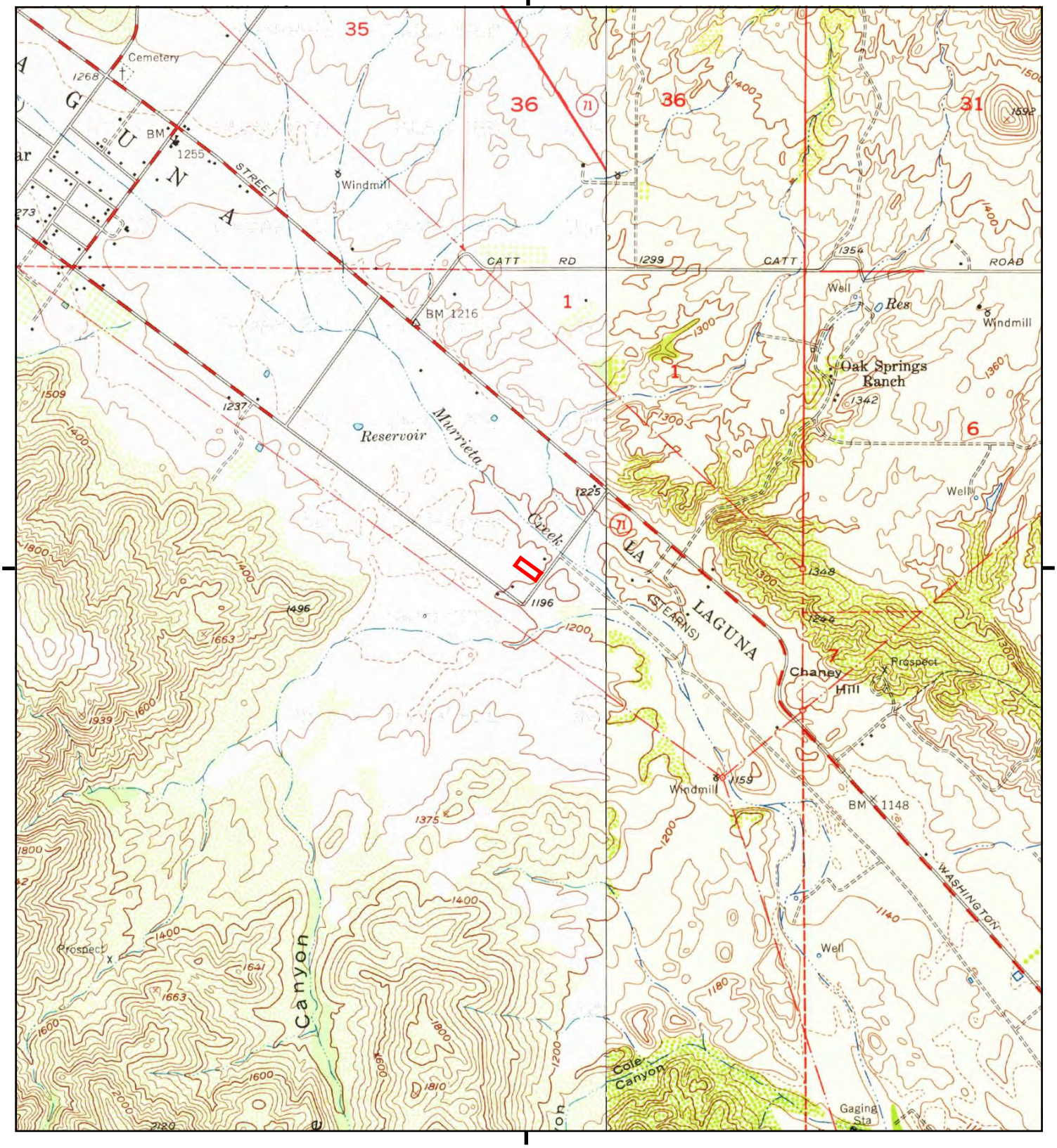
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Wildomar, 1973, 7.5-minute
E, Murrieta, 1973, 7.5-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

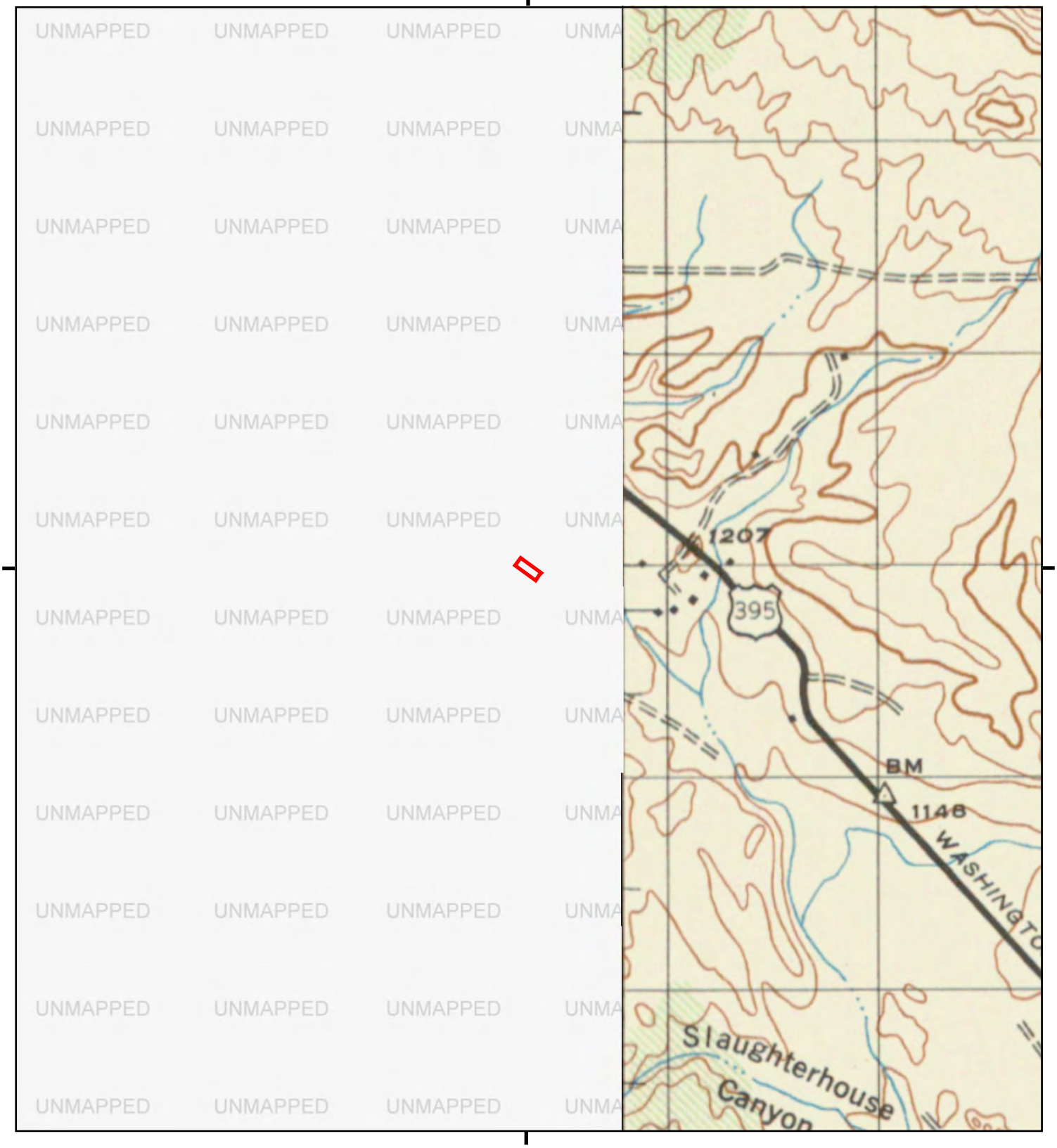
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Wildomar, 1953, 7.5-minute
E, Murrieta, 1953, 7.5-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

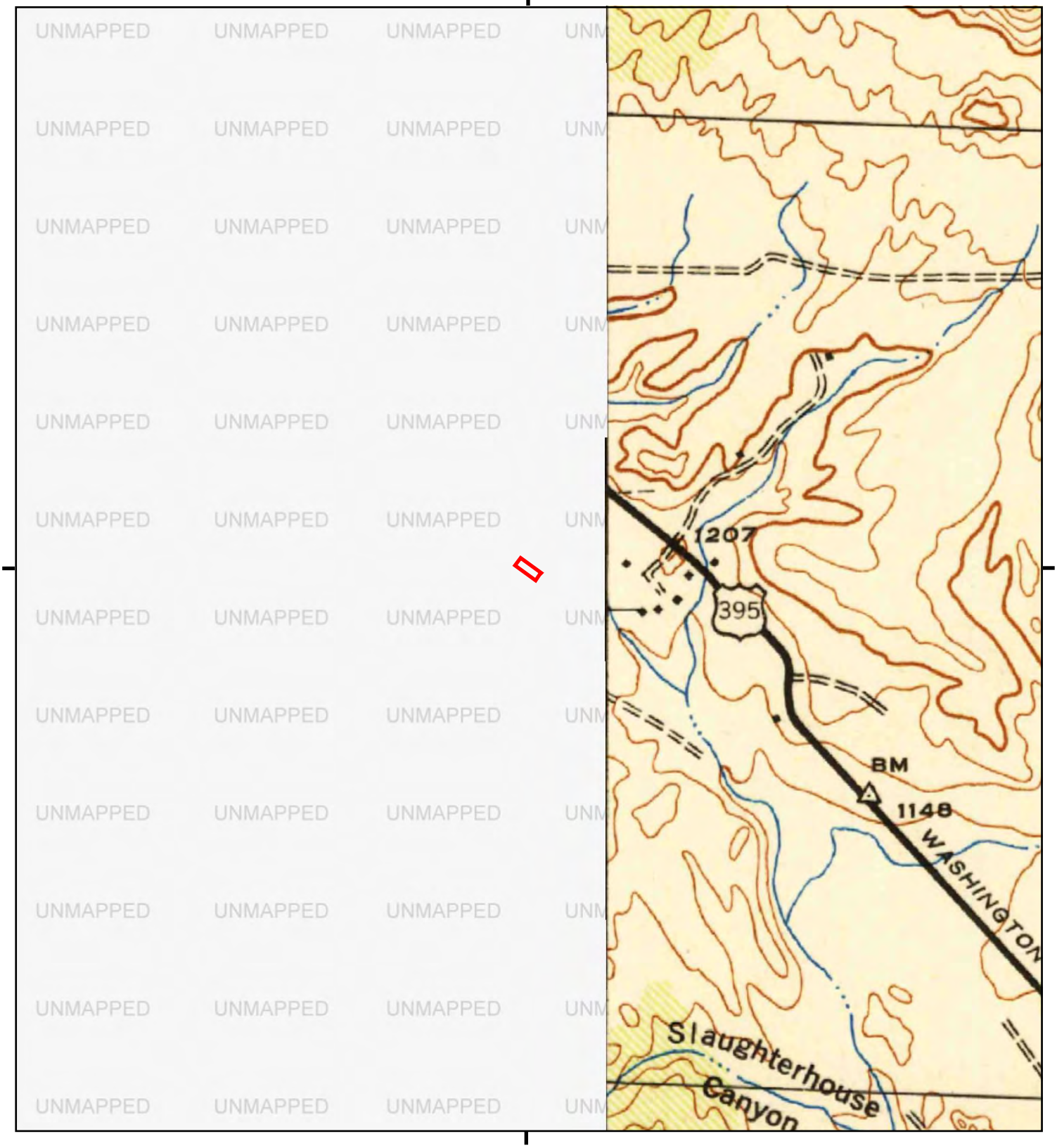
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

E, MURRIETA, 1947, 15-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

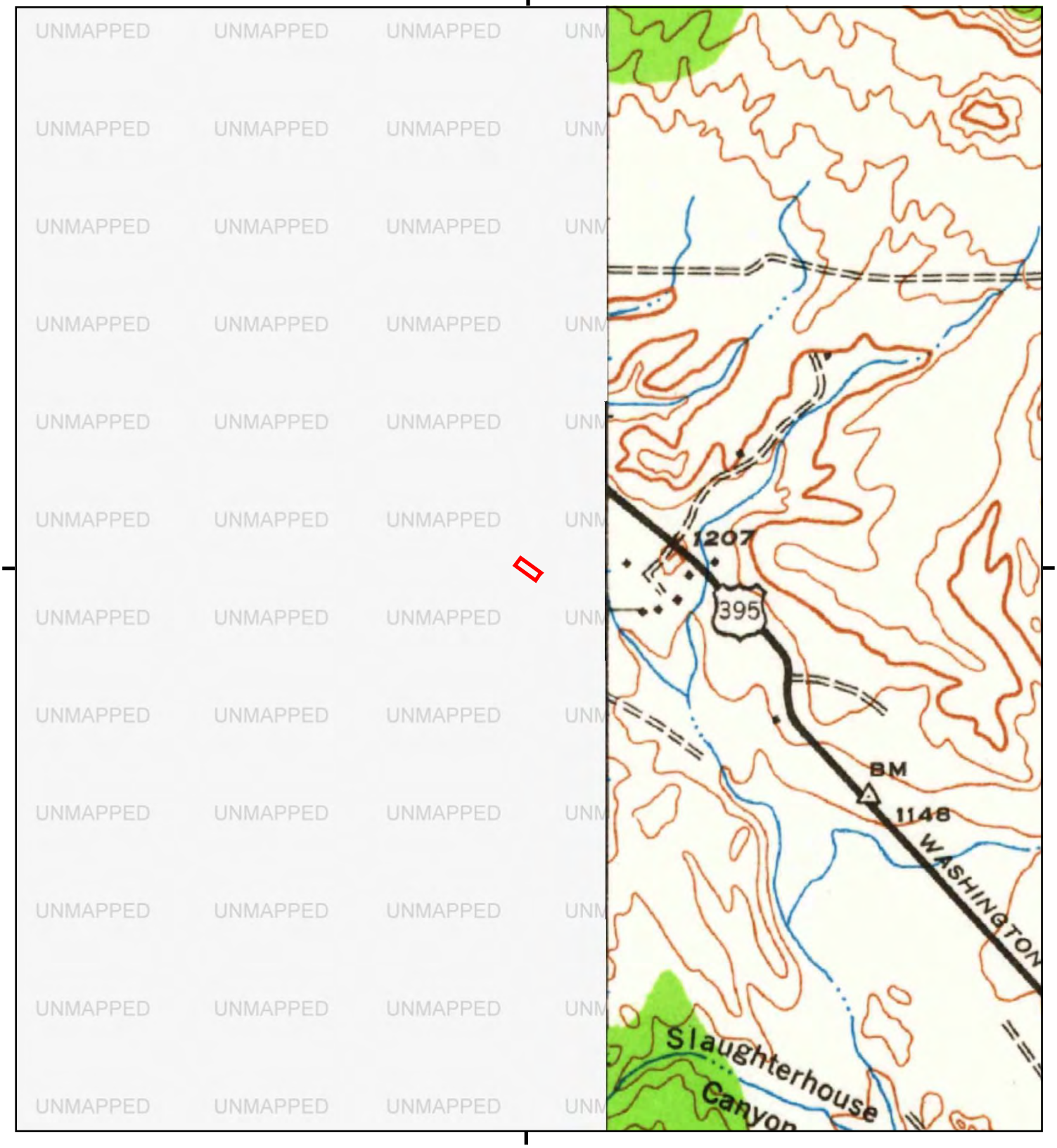
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

E, Murrieta, 1943, 15-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

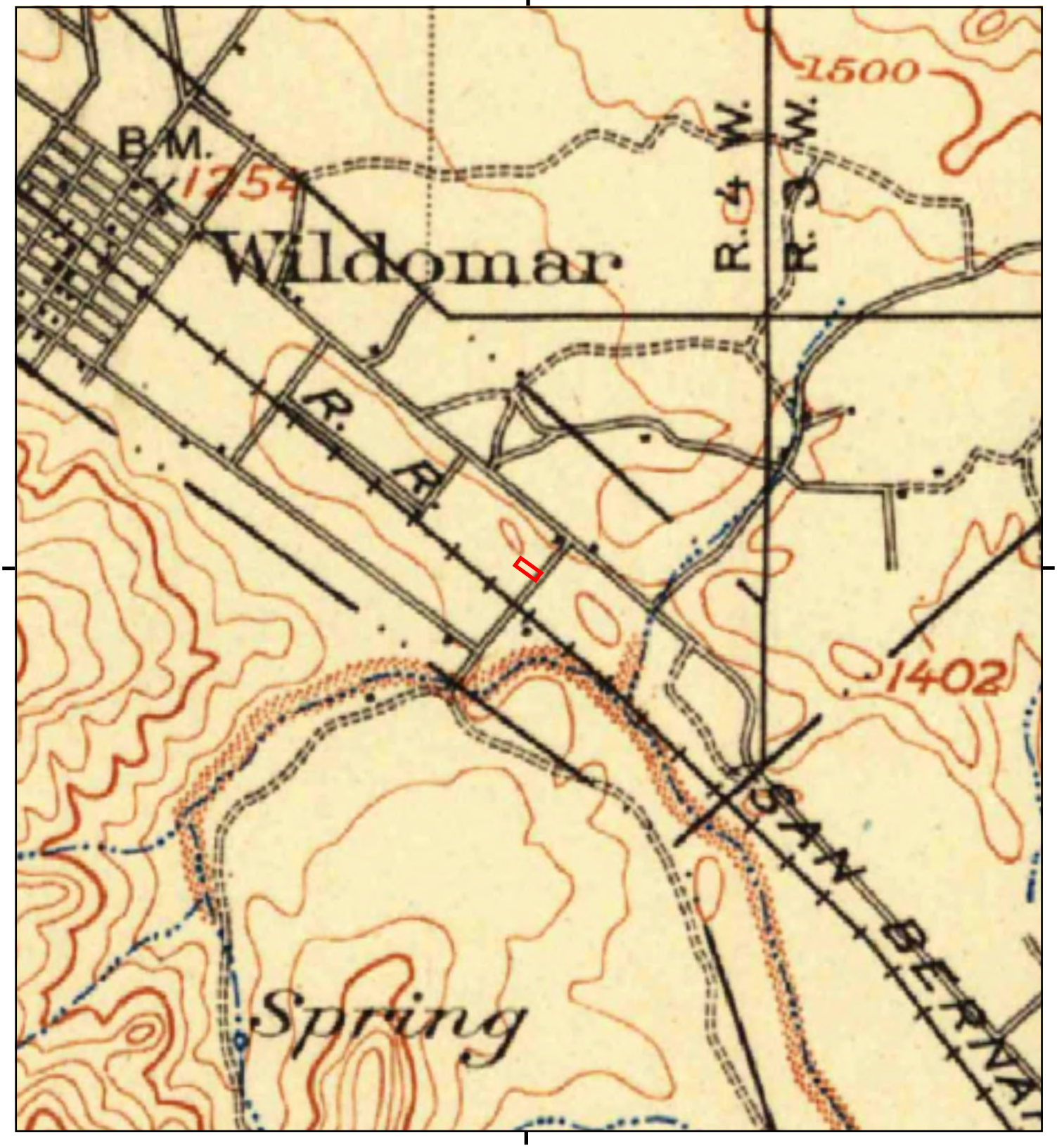
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

E, Murrieta, 1942, 15-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Elsinore, 1901, 30-minute

SITE NAME: Chiquito BESS Phase I Environmental Sit
ADDRESS: APN 380150020
Wildomar, CA 92595
CLIENT: Stantec

N

Chiquito BESS Phase I Environmental Site Assessmen

APN 380150020

Wildomar, CA 92595

Inquiry Number: 6732953.3

November 03, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/03/21

Site Name:

Chiquito BESS Phase I Enviror
APN 380150020
Wildomar, CA 92595
EDR Inquiry # 6732953.3

Client Name:

Stantec
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361
Contact: Emily Medler

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 2C25-4542-B177

PO # NA

Project 185805178

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 2C25-4542-B177

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix D AGENCY RECORDS

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE			ELECTRICAL FEES			PLUMBING FEES		
1ST FL.	SQ. FT. @		NO.			NO.		
2ND FL.	SQ. FT. @		1	MOTOR 1 OR LESS H.P.	1 00			
POR.	SQ. FT. @			MOTOR 5 OR LESS H.P.				
GAR.	SQ.FT. @			MOTOR 20 OR LESS H.P.			DRAINAGE PIPING	
CAR P.	SQ. FT. @						DRINKING FOUNTAIN	
WALL	SQ.FT. @						URINAL	
	SQ. FT. @			K.W. UNITS			WATER PIPING	
ESTIMATED VALUATION	$						FLOOR DRAIN	
MECHANICAL FEES							WATER SOFTENER	
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD				SIGN			WASHER (AUTO) (DISH)	
APPLIANCE				TRANS-FORMER K.W.			GARBAGE DISPOSAL	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED				OUTLETS			LAUNDRY TRAY	
AIR HANDLING UNIT CFM				FIXTURE OR SOCKET			KITCHEN SINK	
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL				CONST. SERV. ENTRANCE			WATER CLOSET	
COMPRESSOR HP				POLE			LAVATORY	
APPLIANCE VENT			1	AMPERES SERV. ENT. 100	1 00		SHOWER	
ABSORPTION SYSTEM B.T.U.				SQ. FT. @ ¢			BATH TUB	
INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.				SQ. FT. @ ¢			WATER HEATER	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				SQ. FT. RESID. @1¢			SEWAGE DISPOSAL	
BOILER B.T.U.				SQ. FT. GARAGE @½¢			HOUSE SEWER	
PERMIT FEE				BALANCE OF MIN. FEE		1	GAS PIPING	1 50
TRAILER ISSUANCE FEE - PERMIT FEE			1	PERMIT FEE	3 00	1	PERMIT FEE	2 00

PERMIT NO.	TOTAL FEES	REN.	TRAILER FEE	HEAT & VENT FEE	PL. CK. FEE	CONST. FEE	DBL	ELEC. FEE	DBL	SPEC. INSP. FEE	PLUMBING FEE	DBL
190053	8.50		—	—	—	—		5 00		—	3 50	

J	F	M	A	M	J	J	A	S	O	N	D
J	F	M	A	M	J	J	A	S	O	N	D

SET BACK F — S — R —

LOT SIZE —

USE # —

JOB ADDRESS 32763 SANTA ROSA

OWNER BELL, JOHN N.

TO DWLG.

ZONE M 3

USE OF BUILDING REPLACE, ELECT SERVICE & CASH

DATE 4-29-71

CHECKED BY

COMMUNITY WILDOMAR

DISTRICT E

F C

UNITS

VALUATION 25

OFFICE E

GROUP

TYPE

LEGAL DESCRIPTION LOT 57 RO LA LAGUNA.

PERMIT NUMBER 190053

PLAN CHECKER

SUPP TO PERMIT

WILDO MAR - 19/45

	DBL		
PLAN CHECK FEE		$ —	
MECHANICAL FEE		$ —	
CONSTRUCTION FEE	DBL	$ —	
ELECTRICAL FEE	DBL	$ 5 00	
PLUMBING FEE	DBL	$ 3 50	
TRAILER PERMIT ISSUANCE FEE		$ —	
FEE		$ —	

BOND # | BOND | CASH | PLAN FILE # | FINAL DATE | INSPECTOR

NAME OF CONSTRUCTION LENDER | BRANCH OFFICE | NO LENDER INVOLVED

ADDRESS | CITY | STATE

TOTAL FEES $ 8.50

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY

SEWAGE SYSTEM

1 EXISTING

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER	CONTRACTOR
JOHN BELL	
ADDRESS 760 N MENTOR PASADENA CAL	ADDRESS
TEL. NO.	TEL. NO.
John Bell by Allen E Buckee	LICENSE NO.

FORM 284-208 (REV. 1-70)

694

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE

1ST FL.	SQ. FT. @	
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ. FT. @	
WALL	SQ. FT. @	
	SQ. FT. @	

ESTIMATED VALUATION $

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT ____ CFM		
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL		
COMPRESSOR ____ HP		
APPLIANCE VENT		
ABSORPTION SYSTEM ____ B.T.U.		
INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER ____ B.T.U.		
PERMIT FEE		
TRAILER ISSUANCE FEE - PERMIT FEE		

ELECTRICAL FEES

NO.		
1	MOTOR 1 OR LESS H.P.	1 00
	MOTOR 5 OR LESS H.P.	
	MOTOR 20 OR LESS H.P.	
	____ K.W. UNITS	
	SIGN	
	TRANS-FORMER ____ K.W.	
	OUTLETS	
	FIXTURE OR SOCKET	
	CONST. SERV. ENTRANCE	
	POLE	
1	AMPERES SERV. ENT. 100	1 00
	SQ. FT. @ ¢	
	SQ. FT. @ ¢	
	SQ. FT. RESID. @1¢	
	SQ. FT. GARAGE @½¢	
	BALANCE OF MIN. FEE	
1	PERMIT FEE	3 00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
1	GAS PIPING	1 50
1	PERMIT FEE	2 00

PERMIT NO.	TOTAL FEES	REN.	TRAILER FEE	HEAT & VENT. FEE	PL. CK. FEE	CONST. FEE	DBL	ELEC. FEE	DBL	SPEC. INSP. FEE	PLUMBING FEE	DBL
190053	7.50		—	—				5 00		—	3 50	

J	F	M	A	M	J	J	A	S	O	N	D
J	F	M	A		J	J	A	S	O	N	D

SET BACK F — S — R —

LOT SIZE —

USE # —

JOB ADDRESS 32763 SIXTH ROSA

OWNER BELL, JOHN.

ZONE M-2

USE OF BUILDING TO MFG. SERVICE, DISPENSING PLASTIC

DATE 4-23-71

CHECKED BY Allen

COMMUNITY WILDOMAR

DISTRICT E

F.C. —

UNITS —

VALUATION 250

OFFICE E

GROUP — TYPE —

LEGAL DESCRIPTION LOT 5 M RO 14 WILDOMAR.

PERMIT NUMBER 190053

SUPP. TO PERMIT —

PLAN CHECKER WILDOMAR 11/US

BOND $ — BOND — CASH — PLAN FILE # —

FINAL DATE 5-12-71

INSPECTOR Allen

NAME OF CONSTRUCTION LENDER —

BRANCH OFFICE —

NO LENDER INVOLVED

ADDRESS — CITY — STATE —

PLAN CHECK FEE	$ —	
MECHANICAL FEE	$ —	
CONSTRUCTION FEE	DBL $ —	
ELECTRICAL FEE	DBL $ 5 00	
PLUMBING FEE	DBL $ 3 50	
TRAILER PERMIT ISSUANCE FEE	$ —	
FEE	$ —	

TOTAL FEES $ 7 50

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY Allen

SEWAGE SYSTEM T EXIST INCL

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER	CONTRACTOR
ADDRESS 760 W MC HUTTER	ADDRESS
WILDOMA CAL	
TEL. NO.	TEL. NO.
	LICENSED

FORM 284-208 (REV. 1-70) ©s

NOTICE: THIS IS NOT A BUILDING PERMIT

Dist. Office F

Permit No. 19005-3

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER

Owner	Architect	Contractor
JOHN BELL		
Address 760 N MENTOR	Address	Address
City PASADENA CAL	City	City
Phone	Phone	Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 4-28-71 SIGNATURE OF OWNER AND/OR AGENT John Bell by Allen P. Bushee

Approval by Signatures from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 32763 SANTA ROSA.

LEGAL DESCRIPTION OF PROPERTY LOT 57 RD LA LAGUNA 19/45

COMMUNITY WILDOMAR

NO. OF SUBMITTED PLANS ____ CASE NO. ____

TYPE OF CONSTRUCTION REPLACE ELECT SERVICE & GAS LINE TO DWLG

USE OF STRUCTURE

SINGLE FAMILY	☑	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

NO. OF PARKING SPACES REQUIRED ____ NO. OF BUILDINGS NOW EXISTING ____

ZONE M-2 SETBACKS ____ FRONT — SIDE — REAR —

GRADING PERMIT REQUIRED YES ☐ NO ☐

SETBACK ORDINANCE # ____ OF ____ FEET REQUIRED ON ____ STREET

DATE 4-28-71 SIGNATURE OF LAND USE OFFICIAL allee

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET ____

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ ____ STREET

THE ABOVE CONSTRUCTION? YES ☐ NO ☐

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE ____ SIGNATURE OF ROAD DEPT. OFFICIAL ____

HEALTH DEPT.

SWIMMING POOLS PUBLIC ____

SEWAGE DISPOSAL ____

FOOD ESTABLISHMENT ____

OTHER DEPARTMENTS

WATER POLLUTION ____ REMARKS ____

FLOOD CONTROL ____

AIR POLLUTION ____

DIV OF HWY ____

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

284-199 A 12/69

CANARY — FILE, PINK — APPLICANT

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.E. ☐ T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test	5-12-71	alla
25	Final	5-12-71	alla
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance	5-12-71	alla
29	Wiring		
30	Fixtures		
31	Service		
32	Final	5-12-71	alla

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Comport.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OPTN NO.	ADDITIONAL INFORMATION

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

1ST FL.		SQ. FT. @	
2ND FL.		SQ. FT. @	
POR.		SQ. FT. @	
GAR.		SQ.FT. @	
CAR P.		SQ. FT. @	
WALL		SQ.FT. @	
		SQ. FT. @	

ESTIMATED VALUATION $

MECHANICAL FEES

- VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD
- APPLIANCE
- FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED
- AIR HANDLING UNIT ____ CFM
- GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL
- COMPRESSOR ____ HP
- APPLIANCE VENT
- ABSORPTION SYSTEM ____ B.T.U.
- INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.
- HEATING SYSTEM ☐ FORCED ☐ GRAVITY
- BOILER ____ B.T.U.
- PERMIT FEE
- TRAILER ISSUANCE FEE - PERMIT FEE

ELECTRICAL FEES

NO.

- MOTOR 1 OR LESS H.P.
- MOTOR 5 OR LESS H.P.
- MOTOR 20 OR LESS H.P.
- ____ K.W. UNITS
- SIGN
- TRANSFORMER ____ K.W.
- OUTLETS
- FIXTURE OR SOCKET
- CONST. SERV. ENTRANCE
- POLE
- AMPERES SERV. ENT.
- SQ. FT. @ ¢
- SQ. FT. @ ¢
- SQ. FT. RESID. @ ¢
- SQ. FT. GARAGE @ ½¢
- BALANCE OF MIN. FEE
- PERMIT FEE

PLUMBING FEES

NO.

- DRAINAGE PIPING
- DRINKING FOUNTAIN
- URINAL
- WATER PIPING
- FLOOR DRAIN
- WATER SOFTENER
- WASHER (AUTO) (DISH)
- GARBAGE DISPOSAL
- LAUNDRY TRAY
- KITCHEN SINK
- WATER CLOSET
- LAVATORY
- SHOWER
- BATH TUB
- WATER HEATER
- SEWAGE DISPOSAL
- HOUSE SEWER
- GAS PIPING
- PERMIT FEE

PERMIT NO.	TOTAL FEES	REN	TRAILER FEE	HEAT & VENT FEE	PL. CK FEE	CONST. FEE	DBL	ELEC. FEE	DBL	SPEC. INSP. FEE	PLUMBING FEE	DBL
202460	2.00		—	— —	—	DEMO		—		—	—	

| | | |

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE

1ST FL.	SQ. FT. @	
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ.FT. @	
CAR P.	SQ. FT. @	
WALL	SQ.FT. @	
	SQ. FT. @	

ESTIMATED VALUATION $

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED	
AIR HANDLING UNIT ____ CFM	
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL	
COMPRESSOR ____ HP	
APPLIANCE VENT	
ABSORPTION SYSTEM ____ B.T.U.	
INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	
TRAILER ISSUANCE FEE - PERMIT FEE	

ELECTRICAL FEES

NO.	
	MOTOR 1 OR LESS H.P.
	MOTOR 5 OR LESS H.P.
	MOTOR 20 OR LESS H.P.
	____ K.W. UNITS
	SIGN
	TRANS-FORMER ____ K.W.
	OUTLETS
	FIXTURE OR SOCKET
	CONST. SERV. ENTRANCE
	POLE
	AMPERES SERV. ENT.
	SQ. FT. @ ¢
	SQ. FT @ ¢
	SQ. FT. RESID. @1¢
	SQ. FT. GARAGE @½¢
	BALANCE OF MIN. FEE
	PERMIT FEE

PLUMBING FEES

NO.	
	DRAINAGE PIPING
	DRINKING FOUNTAIN
	URINAL
	WATER PIPING
	FLOOR DRAIN
	WATER SOFTENER
	WASHER (AUTO) (DISH)
	GARBAGE DISPOSAL
	LAUNDRY TRAY
	KITCHEN SINK
	WATER CLOSET
	LAVATORY
	SHOWER
	BATH TUB
	WATER HEATER
	SEWAGE DISPOSAL
	HOUSE SEWER
	GAS PIPING
	PERMIT FEE

PERMIT NO.	TOTAL FEES	REN.	TRAILER FEE	HEAT & VENT. FEE	PL. CK. FEE	CONST. FEE	DBL	ELEC. FEE	DBL	SPEC. INSP. FEE	PLUMBING FEE	DBL
202460	2.00		—	—	—	—		—		—	—	

SET BACK: N/A | LOT SIZE: N/A | USE #: | JOB ADDRESS: 32-763 SANTA ROSA | OWNER: FORST—JACOB

ZONE: N/A | USE OF BUILDING: DEMOLITION OF CABIN | DATE: 3-1-72

CHECKED BY | COMMUNITY: WILDOMAR | DISTRICT: E | F.C. - | UNITS | VALUATION: — | OFFICE: E

GROUP | TYPE | LEGAL DESCRIPTION: Re. LOT #57 BLK "K" | PERMIT NUMBER: 202460

PLAN CHECKER | R.O. LA LAGUNA | SUPP TO PERMIT

BOND $ | BOND | CASH | PLAN FILE # | FINAL DATE: 7/12/72 | INSPECTOR

NAME OF CONSTRUCTION LENDER | BRANCH OFFICE | NO LENDER INVOLVED

ADDRESS | CITY | STATE

PLAN CHECK FEE	$ —	
MECHANICAL FEE	$ —	
CONSTRUCTION FEE	DBL $ —	
ELECTRICAL FEE	DBL $ —	
PLUMBING FEE	DBL $ —	
TRAILER PERMIT ISSUANCE FEE	$ —	
DEMOLITION FEE	$ 2.00	
TOTAL FEES	**$ 2.00**	

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY: [signature] | SEWAGE SYSTEM: I | LL | P

	J	F	M	A	M	J	J	A	S	O	N	D
71												
72												
73												
74												
75												
76												
77												

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5537 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER: SAME	OWNER/AGENT
ADDRESS: 629 S. Hill St.	ADDRESS
Los Angeles Cal.	
TEL. NO. 628-4082	TEL. NO.
	LICENSE NO.

699

NOTICE: THIS IS NOT A BUILDING PERMIT

Dist. Office E

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No. 202460

OWNER

Owner JACOB [redacted] FOREST | Architect X | Contractor SAME

Address 629 S. Hill St. | Address | Address

City Los Angeles | City | City

Phone 628-6082 | Phone | Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a first inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 3-1-72 SIGNATURE OF OWNER AND/OR AGENT Craig W. Johnson

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 32-763 Santa Rosa

LEGAL DESCRIPTION OF PROPERTY Por. Lot 57 Blk K Rancho La Laguna

COMMUNITY Wildomar

NO. OF SUBMITTED PLANS 1 | TYPE OF CONSTRUCTION Demolition of Garage

CASE NO.

NO. OF PARKING SPACES REQUIRED | NO. OF BUILDINGS NOW EXISTING

ZONE R-1 | SETBACKS FRONT 40' SIDE REAR

GRADING PERMIT REQUIRED YES ☐ NO ☐

SETBACK ORDINANCE # 348 OF | FEET REQUIRED ON STREET

DATE 3-1-72 SIGNATURE OF LAND USE OFFICIAL Robert H. Clark

USE OF STRUCTURE

SINGLE FAMILY	☑	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

THE ABOVE CONSTRUCTION? YES ☐ NO ☐

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC

SEWAGE DISPOSAL

FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION | REMARKS

FLOOD CONTROL

AIR POLLUTION

DIV OF HWY

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

284-199 A 12/69

CANARY — FILE, PINK — APPLICANT

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Figs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
	T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		
OP # NO.	**ADDITIONAL INFORMATION**		
	Tank	Pit	L. Line

SEWER DISPOSAL LOCATION

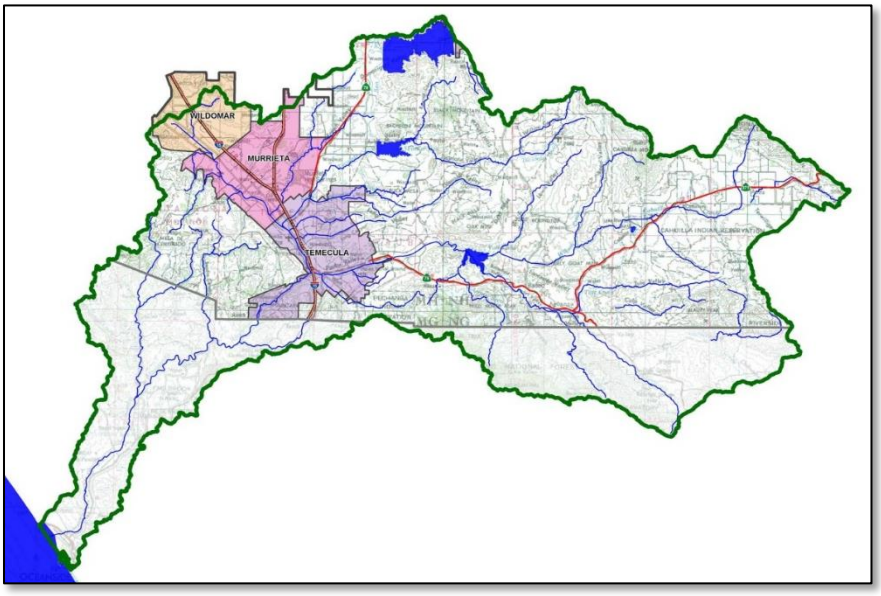
BACK

FRONT

☐ INSIDE ☐ OUTSIDE ☐ KEY

Project Specific Water Quality Management Plan (WQMP)

Project Title:	Chiquito Battery Energy Storage System and Substation, City of Wildomar	**Prepared for:**	Chiquito Grid, LLC
Development No:	Insert text here	**Prepared by:**	Stantec Consulting, Inc. 38 Technology, Suite 200 Irvine, CA Dale Watson, PE Principal 949-923-6933
City Project No:	Insert text here	**WQMP Type:**	☒ **Preliminary (entitlement submittal)** ☐ **Final**



Original Date Prepared: March 21, 2022; July 7, 2023

Revision Summary (post WQMP acceptance):

MARK	**BY**	**DATE**	**REVISIONS**	**APPRV.**	**DATE**
ENGINEER				**CITY**	

Prepared for Compliance with Regional Board Order No. **R9-2013-0001** *as amended by Order No.* **R9-2015-0001** *and Order No.* **R9-2015-0100**

OWNER'S CERTIFICATION

This Project-Specific WQMP has been prepared for Hecate Grid, LLC by Stantec Consulting, Inc. for the Chiquito Battery Energy Storage System and Substation project.

This WQMP is intended to comply with the requirements of the City of Wildomar for Wildomar Municipal Code Ch. 13.12 which includes the requirement for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of storm water Best Management Practices until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under the City of Wildomar Water Quality Ordinance (Wildomar Municipal Code Ch. 13.12).

"I, the undersigned, certify under penalty of law that the provisions of this WQMP have been reviewed and accepted and that the WQMP will be transferred to future successors in interest."

James Damon — Owner's Signature

July 7, 2023 — Date

James Damon — Owner's Printed Name

Director of Development — Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control Best Management Practices (BMPs) in this plan meet the requirements of Regional Water Quality Control Board Order No. **R9-2013-0001** as amended by Order Nos. **R9-2015-0001 and R9-2015-0100**."

Lynn Diaz — Preparer's Signature

July 7, 2023 — Date

Lynn Diaz — Preparer's Printed Name

Civil Engineer — Preparer's Title/Position

Preparer's Licensure:

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Section A: Project and Site Information

PROJECT INFORMATION		
Type of PDP:	New Development	
Type of Project:	Industrial	
Planning Area:	N/A	
Community Name:	N/A	
Development Name:	N/A	
PROJECT LOCATION		
Latitude & Longitude (DMS):	33° 35' 6.84" -117° 15' 16.65"	
Project Watershed and Sub-Watershed:	Santa Margarita River HU, Murrieta HA, Wildomar HSA	
24-Hour 85th Percentile Storm Depth (inches):	0.74	
Is project subject to Hydromodification requirements?	☒ Y ☐ N (Select based on Section A.3)	
APN(s):	380-150-019/020	
Map Book and Page No.:	380-15	
PROJECT CHARACTERISTICS		
Proposed or Potential Land Use(s)		Energy Substation
Proposed or Potential SIC Code(s)		3629
Existing Impervious Area of Project Footprint (SF)		0
Total area of proposed Impervious Surfaces within the Project Limits (SF)/or Replacement		31,460
Total Project Area (ac)		2.98
Does the project consist of offsite road improvements?		☐ Y ☒ N
Does the project propose to construct unpaved roads?		☐ Y ☒ N
Is the project part of a larger common plan of development (phased project)?		☐ Y ☒ N
Is the project exempt from Hydromodification Performance Standards?		☐ Y ☐ N
Does the project propose the use of Alternative Compliance to satisfy BMP requirements? (note, alternative compliance is not allowed for coarse sediment performance standards)		☐ Y ☐ N
Has preparation of Project-Specific WQMP included coordination with other site plans?		☐ Y ☒ N
EXISTING SITE CHARACTERISTICS		
Is the project located within any Multi-Species Habitat Conservation Plan area (MSHCP Criteria Cell?)		☐ Y ☒ N If "Y" insert Cell Number
Are there any natural hydrologic features on the project site?		☐ Y ☒ N
Is a Geotechnical Report attached?		☒ Y ☐ N
If no Geotech. Report, list the Natural Resources Conservation Service (NRCS) soils type(s) present on the site (A, B, C and/or D)		Insert text here.

A.1 Maps and Site Plans

The Project Vicinity Map, Existing Condition Exhibit, and WQMP Site Plan are proved in Appendix A. Grading, drainage, landscape/plant palette and other pertinent construction plans are provided in Appendix 2. The WQMP Site Plan includes the following:

- Vicinity and location maps
- Parcel Boundary and Project Footprint
- Existing and Proposed Topography
- Drainage Management Areas (DMAs)
- Proposed Structural Best Management Practices (BMPs)
- Drainage Paths
- Drainage infrastructure, inlets, overflows
- Source Control BMPs
- Site Design BMPs
- Impervious Surfaces
- Pervious Surfaces (i.e. Landscaping)
- Standard Labeling

A.2 Identify Receiving Waters

Table A-1 below, lists in order of upstream to downstream, information of the Receiving Waters that the Project site is tributary to. The Receiving Waters Map is provided in Appendix 1.

Table A-1 Identification of Receiving Waters

Receiving Waters	USEPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Murrieta Creek	Chlorpyrifos Copper Indicator Bacteria Iron Manganese Phosphorus Toxicity Nitrogen	Municipal & Domestic Agricultural Industrial Service Industrial Process Contact Water Recreation (P) Non-contact Water Recreation Warm Freshwater Habitat Wildlife Habitat	300-FT
Santa Margarita River	Indicator Bacteria Manganese Nitrogen Phosphorus Toxicity	Municipal & Domestic Agricultural Industrial Service Industrial Process Contact Water Recreation Non-contact Water Recreation Warm Freshwater Habitat Cold Freshwater Habitat Wildlife Habitat Rate, Threatened, or Endangered Species	10.8 mi
Santa Margarita Lagoon / Pacific Ocean	Benthic Community Effects Chlorpyrifos Indicator Bacteria Nitrogen Phosphorus Toxicity	Contact Water Recreation Non-contact Water Recreation Estuarine Habitat Wildlife Habitat Rate, Threatened, or Endangered Species Marine Habitat Migration of Aquatic Organism Spawning, Reproduction, and/or Early Development	40 mi

A.3 Drainage System Susceptibility to Hydromodification

Table A-2 below, lists in order of the point of discharge at the project site down to the Santa Margarita River[1], each drainage system or receiving water that the project site is tributary to, the material of the drainage system, and any applicable exemptions. The summarized applicable hydromodification performance standards that will be documented are listed in Section E. Exempted categories of receiving waters include:

- Existing storm drains that discharge directly to water storage reservoirs, lakes, or enclosed embayments, or
- Conveyance channels whose bed and bank are concrete lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- Other water bodies identified in an approved Watershed Management Area Analysis (WMAA) (See Exhibit G to the WQMP)

Table A-2 Identification of Susceptibility to Hydromodification

Drainage System	Drainage System Material	Hydromodification Exemption	Hydromodification Exempt
Storm Drain in Clinton Keith Rd. – 0.10 mi	36" Reinforced Concrete Pipe	None	☐ Y ☒ N
Murietta Creek – 10.8 miles	Earthen Channel vegetated	None	☐ Y ☒ N
Santa Margarita River – 29 miles	Earthen Channel vegetated	None	☐ Y ☒ N
Summary of Performance Standards			
☐ **Hydromodification Exempt** – Select if "Y" is selected in the Hydromodification Exempt column above, project is exempt from hydromodification requirements.			
☒ **Not Exempt**-Select if "N" is selected in any row of the Hydromodification Exempt column above. Project is subject to hydrologic control requirements and may be subject to sediment supply requirements.			

A.4 Additional Permits/Approvals required for the Project:

Table A-3 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act Section 401 Water Quality Certification	☐ Y	☒ N
US Army Corps of Engineers, Clean Water Act Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N
Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage	☒ Y	☐ N

[1] Refer to Exhibit G of the WQMP for a map of exempt and potentially exempt areas. These maps are from the Draft SMR WMAA as of January 5, 2018 and will be replaced upon acceptance of the SMR WMAA.

Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Consistency Approval (e.g., Joint Project Review (JPR), Determination of Biological Equivalent or Superior Preservation (DBESP))	☐ Y	☒ N
Other *(please list in the space below as required)*	☐ Y	☐ N

Section B: Optimize Site Utilization (LID Principles)

Project- Specific WQMP Site Design BMP Checklist	
The questions below help determine how to best optimize the Project and subsequently identify opportunities and/or constraints, and document compliance.	
SITE DESIGN REQUIREMENTS	
☐ Yes ☒ No ☐ N/A	**Did you identify and preserve existing drainage patterns?** Integrating existing drainage patterns into the site plan helps to maintain the time of concentration and infiltration rates of runoff, decreasing peak flows, and may also help preserve the contribution of Critical Coarse Sediment (i.e., Bed Sediment Supply) from the PDP to the Receiving Water. Preserve existing drainage patterns by: • Minimizing unnecessary site grading that would eliminate small depressions, where appropriate add additional "micro" storage throughout the site landscaping. • Where possible conform the PDP site layout along natural landforms, avoid excessive grading and disturbance of vegetation and soils, preserve or replicate the sites natural drainage features and patterns. • Set back PDP improvements from creeks, wetlands, riparian habitats and any other natural water bodies. • Use existing and proposed site drainage patterns as a natural design element, rather than using expensive impervious conveyance systems. Use depressed landscaped areas, vegetated buffers, and bioretention areas as amenities and focal points within the site and landscape design.
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. *Under existing conditions, the site is mounded with the high point being in the center of the site and all sides sloping away from the center. The elevation differential is 10-ft from center of site (elevation 1210) to the boundary (elevation 1200) with an average slope of 4% outwardly from the center. See Existing Conditions Hydrology Map in Appendix 2.* *Under developed conditions, the Project will be graded with a diagonal ridge across the site such that southwestern quadrant will sheet flow westerly at a 1.5% slope to the southwestern corner and the remainder of the site will sheet flow easterly at a 1.5% slope to the northeastern corner of the site. See WQMP Site Map in Appendix 1.*	
☐ Yes ☐ No ☒ N/A	**Did you identify and protect existing vegetation?** Identify any areas containing dense native vegetation or well-established trees, and try to avoid disturbing these areas. Soils with thick, undisturbed vegetation have a much higher capacity to store and infiltrate runoff than do disturbed soils. Reestablishment of a mature vegetative community may take decades. Sensitive areas, such as streams and floodplains should also be avoided. • Define the development envelope and protected areas, identifying areas that are most suitable for development and areas that should be left undisturbed. • Establish setbacks and buffer zones surrounding sensitive areas. • Preserve significant trees and other natural vegetation where possible.

Project- Specific WQMP Site Design BMP Checklist	
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. *There are no existing trees or shrubs on the site to preserve.*	
☒ Yes ☐ No ☐ N/A	**Did you identify and preserve natural infiltration capacity?** A key component of LID is taking advantage of a site's natural infiltration and storage capacity. A site survey and geotechnical investigation can help define areas with high potential for infiltration and surface storage. • Identify opportunities to locate LID Principles and Structural BMPs in highly pervious areas. Doing so will maximize infiltration and limit the amount of runoff generated. • Concentrate development on portions of the site with less permeable soils, and preserve areas that can promote infiltration.
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer.	
☒ Yes ☐ No ☐ N/A	**Did you minimize impervious area?** Look for opportunities to limit impervious cover through identification of the smallest possible land area that can be practically impacted or disturbed during site development. • Limit overall coverage of paving and roofs. This can be accomplished by designing compact, taller structures, narrower and shorter streets and sidewalks, clustering buildings and sharing driveways, smaller parking lots (fewer stalls, smaller stalls, and more efficient lanes), and indoor or underground parking. • Inventory planned impervious areas on your preliminary site plan. Identify where permeable pavements, or other permeable materials, such as crushed aggregate, turf block, permeable modular blocks, pervious concrete or pervious asphalt could be substituted for impervious concrete or asphalt paving. This will help reduce the amount of Runoff that may need to be addressed through Structural BMPs. • Examine site layout and circulation patterns and identify areas where landscaping can be substituted for pavement, such as for overflow parking. • Consider green roofs. Green roofs are roofing systems that provide a layer of soil/vegetative cover over a waterproofing membrane. A green roof mimics pre-development conditions by filtering, absorbing, and evapotranspiring precipitation to help manage the effects of an otherwise impervious rooftop.
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. *Impervious areas will only comprise 25% of the improvements and are limited to individual concrete pads for electrical equipment. The proposed access road will be an all-weather fire access road. Area between the electrical equipment pads will be gravel over native ground.*	

Project- Specific WQMP Site Design BMP Checklist	
☒ Yes ☐ No ☐ N/A	**Did you identify and disperse runoff to adjacent pervious areas or small collection areas?** Look for opportunities to direct runoff from impervious areas to adjacent landscaping, other pervious areas, or small collection areas where such runoff may be retained. This is sometimes referred to as reducing Directly Connected Impervious Areas. • Direct roof runoff into landscaped areas such as medians, parking islands, planter boxes, etc., and/or areas of pervious paving. Instead of having landscaped areas raised above the surrounding impervious areas, design them as depressed areas that can receive Runoff from adjacent impervious pavement. For example, a lawn or garden depressed 3"-4" below surrounding walkways or driveways provides a simple but quite functional landscape design element. • Detain and retain runoff throughout the site. On flatter sites, smaller Structural BMPs may be interspersed in landscaped areas among the buildings and paving. • On hillside sites, drainage from upper areas may be collected in conventional catch basins and piped to landscaped areas and LID BMPs and/or Hydrologic Control BMPs in lower areas. Low retaining walls may also be used to create terraces that can accommodate LID BMPs. Wherever possible, direct drainage from landscaped slopes offsite and not to impervious surfaces like parking lots. • Reduce curb maintenance and provide for allowances for curb cuts. • Design landscaped areas or other pervious areas to receive and infiltrate runoff from nearby impervious areas. • Use Tree Wells to intercept, infiltrate, and evapotranspire precipitation and runoff before it reaches structural BMPs. Tree wells can be used to limit the size of Drainage Management Areas that must be treated by structural BMPs. Guidelines for Tree Wells are included in the Tree Well Fact Sheet in the LID BMP Design Handbook.
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. *Approximately 75% of the Project will be comprised of pervious material, gravel over natural ground around the individual electrical equipment concrete pads and an all-weather fire access road.*	
☒ Yes ☐ No ☐ N/A	**Did you utilize native or drought tolerant species in site landscaping?** Wherever possible, use native or drought tolerant species within site landscaping instead of alternatives. These plants are uniquely suited to local soils and climate and can reduce the overall demands for potable water use associated with irrigation.
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer.	

Project- Specific WQMP Site Design BMP Checklist	
☐ Yes ☐ No ☒ N/A	**Did implement harvest and use of runoff?** Under the Regional MS4 Permit, Harvest and Use BMPs must be employed to reduce runoff on any site where they are applicable and feasible. However, Harvest and Use BMPs are effective for retention of stormwater runoff only when there is adequate demand for non-potable water during the wet season. If demand for non-potable water is not sufficiently large, the actual retention of stormwater runoff will be diminished during larger storms or during back-to-back storms. For the purposes of planning level Harvest and Use BMP feasibility screening, Harvest and Use is only considered to be a feasible if the total average wet season demand for non-potable water is sufficiently large to use the entire DCV within 72 hours. If the average wet season demand for non-potable water is not sufficiently large to use the entire DCV within 72 hours, then Harvest and Use is not considered to be feasible and need not be considered further. The general feasibility and applicability of Harvest and Use BMPs should consider: • Any downstream impacts related to water rights that could arise from capturing storm water (not common). • Conflicts with recycled water used – where the project is conditioned to use recycled water for irrigation, this should be given priority over storm water capture as it is a year-round supply of water. • Code Compliance - If a particular use of captured storm water, and/or available methods for storage of captured storm water would be contrary to building codes in effect at the time of approval of the preliminary Project-Specific WQMP, then an evaluation of harvesting and use for that use would not be required. • Wet season demand – the applicant shall demonstrate, to the acceptance of the [Insert Jurisdiction], that there is adequate demand for harvested water during the wet season to drain the system in a reasonable amount of time.
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. *No recycled water is proposed for the Project.*	
☐ Yes ☐ No ☒ N/A	**Did you keep the runoff from sediment producing pervious area hydrologically separate from developed areas that require treatment?** Pervious area that qualify as self-treating areas or off-site open space should be kept separate from drainage to structural BMPs whenever possible. This helps limit the required size of structural BMPs, helps avoid impacts to sediment supply, and helps reduce clogging risk to BMPs.
Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. *The Project will be surrounded by a concrete block wall, so neither offsite runoff nor onsite run-on will occur. Onsite stormwater will be collected in an onsite storm drain system including two detention/biofiltration basins.*	

Section C: Delineate Drainage Management Areas (DMAs)

Table C-1 DMA Identification

DMA Name or Identification	Surface Type(s)[1]	Area (Sq. Ft.)	DMA Type
A	Mixed	33,620	To be Determined in Step 3
B1	Mixed	62,990	
B2	Mixed	21,850	
C	Landscape	9,850	

Step 3: DMA Classification

Each DMA will be classified as one of the following four types:

- Type 'A': Self-Treating Areas:
- Type 'B': Self-Retaining Areas
- Type 'C': Areas Draining to Self-Retaining Areas
- Type 'D': Areas Draining to BMPs

Step 3.A – Identify Type 'A' Self-Treating Area

Indicate if the DMAs meet the following criteria by answering "Yes" or "No".

☒ Yes ☐ No	Area is undisturbed from their natural condition OR restored with Native and/or California Friendly vegetative covers.
☐ Yes ☒ No	Area is irrigated, if at all, with appropriate low water use irrigation systems to prevent irrigation runoff.
☒ Yes ☐ No	Runoff from the area will not comingle with runoff from the developed portion of the site, or across other landscaped areas that do not meet the above criteria.

If all answers indicate "Yes," complete Table C-2 to document the DMAs that are classified as Self-Treating Areas.

Table C-2 Type 'A', Self-Treating Areas

DMA Name or Identification	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)
C	9,850	Native Landscape	none

Step 3.B – Identify Type 'B' Self-Retaining Area and Type 'C' Areas Draining to Self-Retaining Areas

Type 'B' Self-Retaining Area: A Self-Retaining Area is shallowly depressed 'micro infiltration' areas designed to retain the Design Storm rainfall that reaches the area, without producing any Runoff.

Indicate if the DMAs meet the following criteria by answering "Yes," "No," or "N/A".

☐ Yes ☐ No ☒ N/A	Slopes will be graded toward the center of the pervious area.
☒ Yes ☐ No ☐ N/A	Soils will be freely draining to not create vector or nuisance conditions.
☐ Yes ☒ No ☐ N/A	Inlet elevations of area/overflow drains, if any, should be clearly specified to be three inches or more above the low point to promote ponding.
☐ Yes ☒ No ☐ N/A	Pervious pavements (e.g., crushed stone, porous asphalt, pervious concrete, or permeable pavers) can be self-retaining when constructed with a gravel base course four or more inches deep below any underdrain discharge elevation.

If all answers indicate "Yes," DMAs may be categorized as Type 'B', proceed to identify Type 'C' Areas Draining to Self-Retaining Areas.

Type 'C' Areas Draining to Self-Retaining Areas: Runoff from impervious or partially pervious areas can be managed by routing it to Self-Retaining Areas consistent with the LID Principle discussed in SMR WQMP Section 3.2.5 for 'Dispersing Runoff to Adjacent Pervious Areas'.
Indicate if the DMAs meet the following criteria by answering "Yes" or "No".

☐ Yes ☒ No	The drainage from the tributary area must be directed to and dispersed within the Self-Retaining Area.
☐ Yes ☒ No	Area must be designed to retain the entire Design Storm runoff without flowing offsite.

If all answers indicate "Yes," DMAs may be categorized as Type 'C'.

Complete Table C-3 and Table C-4 to identify Type 'B' Self-Retaining Areas and Type 'C' Areas Draining to Self-Retaining Areas.

Table C-3 Type 'B', Self-Retaining Areas

Self-Retaining Area				**Type 'C' DMAs that are draining to the Self-Retaining Area**		
DMA Name/ ID	Post-project surface type	Area (square feet)	Storm Depth (inches)	DMA Name / ID	[C] from Table C-4=	Required Retention Depth (inches)
		[A]	[B]		[C]	[D] = $[B] + \frac{[B]\cdot[C]}{[A]}$

Table C-4 Type 'C', Areas that Drain to Self-Retaining Areas

DMA					Receiving Self-Retaining DMA		
DMA Name/ ID	Area (square feet)	Post-project surface type	Runoff factor	Product		Area (square feet)	Ratio
	[A]		[B]	[C] = [A] x [B]	DMA name /ID	[D]	[C]/[D]

Note: (See Section 3.3 of SMR WQMP) Ensure that partially pervious areas draining to a Self-Retaining area do not exceed the following ratio:

$$\left(\frac{2}{Impervious\ Fraction}\right) : 1$$

(Tributary Area: Self-Retaining Area)

Step 3.C – Identify Type 'D' Areas Draining to BMPs

Areas draining to BMPs are those that could not be fully managed through LID Principles (DMA Types A through C) and will instead drain to an LID BMP and/or a Conventional Treatment BMP designed to manage water quality impacts from that area, and Hydromodification where necessary.

Complete Table C-5 to document which DMAs are classified as Areas Draining to BMPs

Table C-5 Type 'D', Areas Draining to BMPs

DMA Name or ID	BMP Name or ID Receiving Runoff from DMA
A	Detention Basin A – Without Infiltration
B1	Detention Basin B – Without Infiltration
B2	Detention Basin B – Without Infiltration

Note: More than one DMA may drain to a single LID BMP; however, one DMA may not drain to more than one BMP.

Section D: Implement LID BMPs

The Regional MS4 Permit requires the use of LID BMPs to provide retention or treatment of the DCV and includes a BMP hierarchy which requires Full Retention BMPs (Priority 1) to be considered before Biofiltration BMPs (Priority 2) and Flow-Through Treatment BMPs and Alternative Compliance BMPs (Priority 3). LID BMP selection must be based on technical feasibility and should be considered early in the site planning and design process. Use this section to document the selection of LID BMPs for each DMA. Note that feasibility is based on the DMA scale and may vary between DMAs based on site conditions.

D.1 Full Infiltration Applicability

An assessment of the feasibility of utilizing full infiltration BMPs is required for all projects, *except where it can be shown that site design LID principals fully retain the DCV (i.e., all DMAs are Type A, B, or C), or where Harvest and Use BMPs fully retain the DCV. Check the following box if applicable:*

☒ Site design LID principals fully retain the DCV (i.e., all DMAs are Type A, B, or C), (Proceed to Section E).

If the above box remains unchecked, perform a site-specific evaluation of the feasibility of Infiltration BMPs using each of the applicable criteria identified in Chapter 2.3.3 of the SMR WQMP and complete the remainder of Section D.1.

Geotechnical Report

A Geotechnical Report or Phase I Environmental Site Assessment may be required by the Copermittee to confirm present and past site characteristics that may affect the use of Infiltration BMPs. In addition, the Copermittee, at their discretion, may not require a geotechnical report for small projects as described in Chapter 2 of the SMR WQMP.

A geotechnical report has been prepared and is included in Appendix 3. A Phase I Environmental Site Assessment has been prepared and is included in Appendix 4.

Infiltration Feasibility

Table D-1 below is meant to provide a simple means of assessing which DMAs on your site support Infiltration BMPs and is discussed in the SMR WQMP in Chapter 2.3.3. Check the appropriate box for each question and then list affected DMAs as applicable. If additional space is needed, add a row below the corresponding answer.

Table D-1 Infiltration Feasibility

Downstream Impacts (SMR WQMP Section 2.3.3.a)		
Does the project site…	**YES**	**NO**
…have any DMAs where infiltration would negatively impact downstream water rights or other Beneficial Uses[2]?		X
If Yes, list affected DMAs:		
Groundwater Protection (SMR WQMP Section 2.3.3.b)		
Does the project site…	**YES**	**NO**
…have any DMAs with industrial, and other land uses that pose a high threat to water quality, which cannot be treated by Bioretention BMPs? Or have DMAs with active industrial process areas?		X
If Yes, list affected DMAs:		
…have any DMAs with a seasonal high groundwater mark shallower than 10 feet?		X
If Yes, list affected DMAs:		
…have any DMAs located within 100 feet horizontally of a water supply well?		X
If Yes, list affected DMAs:		
…have any DMAs that would restrict BMP locations to within a 2:1 (horizontal: vertical) influence line extending from any septic leach line?		X
If Yes, list affected DMAs:		
…have any DMAs been evaluated by a licensed Geotechnical Engineer, Hydrogeologist, or Environmental Engineer, who has concluded that the soils do not have adequate physical and chemical characteristics for the protection of groundwater, and has treatment provided by amended media layers in Bioretention BMPs been considered in evaluating this factor?		X
If Yes, list affected DMAs:		
Public Safety and Offsite Improvements (SMR WQMP Section 2.3.3.c)		
Does the project site…	**YES**	**NO**
…have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact?		X
If Yes, list affected DMAs:		
Infiltration Characteristics For LID BMPs (SMR WQMP Section 2.3.3.d)		
Does the project site…	**YES**	**NO**
…have factored infiltration rates of less than 0.8 inches / hour? (Note: on a case-by-case basis, the City may allow a factor of safety as low as 1.0 to support selection of full infiltration BMPs. Therefore, measured infiltration rates could be as low as 0.8 in/hr to support full infiltration. A higher factor of safety would be required for design in accordance with the LID BMP Deign Handbook).		
If Yes, list affected DMAs:		
Cut/Fill Conditions (SMR WQMP Section 2.3.3.e)		
Does the project site…	**YES**	**NO**
…have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface?		
If Yes, list affected DMAs:		
Other Site-Specific Factors (SMR WQMP Section 2.3.3.f)		
Does the project site…	**YES**	**NO**
…have DMAs where the geotechnical investigation discovered other site-specific factors that would preclude effective and/or safe infiltration?		
Describe here:		

If you answered "Yes" to any of the questions above for any DMA, Infiltration BMPs that rely solely on infiltration should not be used for those DMAs and you should proceed to the assessment for Biofiltration BMPs below. Biofiltration BMPs that provide partial infiltration may still be feasible and should be

[2] Such a condition must be substantiated by sufficient modeling to demonstrate an impact and would be subject to [Insert Jurisdiction] discretion. There is not a standardized method for assessing this criterion. Water rights evaluations should be site-specific.

assessed in Section D.2. Summarize concerns identified in the Geotechnical Report, if any, that resulted in a "YES" response above in the table below.

Table D-2 Geotechnical Concerns for Onsite Infiltration

Type of Geotechnical Concern	DMAs Feasible (By Name or ID)	DMAs Infeasible (By Name or ID)
Collapsible Soil		
Expansive Soil		
Slopes		
Liquefaction		
Other		

D.2 Biofiltration Applicability

This section should document the applicability of biofiltration BMPs for Type D DMAs that are not feasible for full infiltration BMPs. The key decisions to be documented in this section include:

1. Are biofiltration BMPs with partial infiltration feasible?
    a. Biofiltration BMPs must be designed to maximize incidental infiltration via a partial infiltration design unless it is demonstrated that this design is not feasible.
    b. These designs can be used at sites with low infiltration rates where other feasibility factors do not preclude incidental infiltration.

    Document summary in Table D-3.
2. If not, what are the factors that require the use of biofiltration with no infiltration? This may include:
    a. Geotechnical hazards
    b. Water rights issues
    c. Water balance issues
    d. Soil contamination or groundwater quality issues
    e. Very low infiltration rates (factored rates < 0.1 in/hr)
    f. Other factors, demonstrated to the acceptance of the City

    If this applies to any DMAs, then rationale must be documented in Table D-3.
3. Are biofiltration BMPs infeasible?
    a. If yes, then provide a site-specific analysis demonstrating the technical infeasibility of all LID BMPs has been performed and is included in Appendix 5. If you plan to submit an analysis demonstrating the technical infeasibility of LID BMPs, request a pre-submittal meeting with the Copermittee with jurisdiction over the Project site to discuss this option. Proceed to Section F to document your alternative compliance measures.

Table D-3 Evaluation of Biofiltration BMP Feasibility

DMA ID	Is Partial/ Incidental Infiltration Allowable? (Y/N)	Basis for Infeasibility of Partial Infiltration (provide summary and include supporting basis if partial infiltration not feasible)
A	N	Due to onsite electrical equipment and underground electrical conduits, onsite infiltration is not suitable.
B1	N	
B2	N	
C	Y	

Proprietary Biofiltration BMP Approval Criteria

If the project will use proprietary BMPs as biofiltration BMPs, then this section is completed to document that the proprietary BMPs are selected in accordance with Section 2.3.7 of the SMR WQMP. Proprietary Biofiltration BMPs must meet both of the following approval criteria:

1. Approval Criteria for All Proprietary BMPs, and
2. Acceptance Criteria for Proprietary Biofiltration BMPs.

When the use of proprietary biofiltration BMPs is proposed to meet the Pollutant Control performance standards, use Table D-4 to document that appropriate approval criteria have been met for the proposed BMPs. Add additional rows to document approval criteria are met for each type of BMP proposed.

Table D-4 Proprietary BMP Approval Requirement Summary

Proposed Proprietary Biofiltration BMP	Approval Criteria	Notes/Comments
Insert BMP Name and Manufacturer Here	☐ Proposed BMP has an active TAPE GULD Certification for the project pollutants of concern[3] or equivalent 3rd party demonstrated performance.	Insert text here
	☐ The BMP is used in a manner consistent with manufacturer guidelines and conditions of its third-party certification.	Insert text here
	☐ The BMP includes biological features including vegetation supported by engineered or other growing media.	Describe features here.
	☐ The BMP is designed to maximize infiltration, or supplemental infiltration is provided to achieve retention equivalent to Biofiltration with Partial Infiltration BMPs if factored infiltration rate is between 0.1 and 0.8 inches/hour.	Describe supplemental retention practices if applicable.

[3] Use Table F-1 and F-2 to identify and document the pollutants of concern and include these tables in Appendix 5.

	☐ The BMP is sized using one of two Biofiltration LID sizing options in Section 2.3.2 of the SRM WQMP.	List sizing method used, resulting size (i.e. volume or flow), and provided size (for proposed unit)

D.3 Feasibility Assessment Summaries

From the Infiltration, Biofiltration with Partial Infiltration and Biofiltration with No Infiltration Sections above, complete Table D-5 below to summarize which LID BMPs are technically feasible, and which are not, based upon the established hierarchy.

Table D-5 LID Prioritization Summary Matrix

DMA Name/ID	LID BMP Hierarchy			No LID (Alternative Compliance)
	1. Infiltration	2. Biofiltration with Partial Infiltration	3. Biofiltration with No Infiltration	
A	☐	☐	☒	☐
B1	☐	☐	☒	☐
B2	☐	☐	☒	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

For those DMAs where LID BMPs are not feasible, provide a narrative in Table D-6 below summarizing why they are not feasible, include your technical infeasibility criteria in Appendix 5, and proceed to Section F below to document Alternative Compliance measures for those DMAs. Recall that each proposed DMA must pass through the LID BMP hierarchy before alternative compliance measures may be considered.

This is based on the clarification letter titled "San Diego Water Board's Expectations of Documentation to Support a Determination of Priority Development Project Infiltration Infeasibility" (April 28, 2017, Via email from San Diego Regional Water Quality Control Board to San Diego County Municipal Storm Water Copermittees[4]).

Table D-6 Summary of Infeasibility Documentation

Question	Narrative Summary (include reference to applicable appendix/attachment/report, as applicable)
a) When in the entitlement process did a geotechnical engineer analyze the site for infiltration feasibility?	Site was not analyzed for infiltration feasibility due to proposed use of site involving onsite electrical equipment and underground electrical conduits.
b) When in the entitlement process were other investigations conducted (e.g., groundwater quality, water rights) to	Refer to Geotechnical Investigation Report in Appendix 3.

[4] http://www.projectcleanwater.org/download/pdp-infiltration-infeasibility/

evaluate infiltration feasibility?	
c) What was the scope and results of testing, if conducted, or rationale for why testing was not needed to reach findings?	
d) What public health and safety requirements affected infiltration locations?	
e) What were the conclusions and recommendations of the geotechnical engineer and/or other professional responsible for other investigations?	
f) What was the history of design discussions between the permittee and applicant for the proposed project, resulting in the final design determination related locations feasible for infiltration?	
g) What site design alternatives were considered to achieve infiltration or partial infiltration on site?	
h) What physical impairments (i.e., fire road egress, public safety considerations, utilities) and public safety concerns influenced site layout and infiltration feasibility?	
i) What LID Principles (site design BMPs) were included in the project site design?	Two onsite detention basins.

D.4 LID BMP Sizing

Each LID BMP must be designed to ensure that the DCV will be captured by the selected BMPs with no discharge to the storm drain or surface waters during the DCV size storm. Infiltration BMPs must at minimum be sized to capture the DCV to achieve pollutant control requirements.

Biofiltration BMPs must at a minimum be sized to:

- Treat 1.5 times the DCV not reliably retained on site using a volume-base or flow-based sizing method, or
- Include static storage volume, including pore spaces and pre-filter detention volume, at least 0.75 times the portion of the DCV not reliably retained on site.

First**,** calculate the DCV for each LID BMP using the V_{BMP} worksheet in Appendix F of the LID BMP Design Handbook. Second**,** design the LID BMP to meet the required V_{BMP} using the methods included in Section 3 of the LID BMP Design Handbook. Utilize the worksheets found in the LID BMP Design Handbook or consult with the Copermittee to assist you in correctly sizing your LID BMPs. Use Table D-7 below to document the DCV for each LID BMP. Provide the completed design procedure sheets for each LID BMP in Appendix 6. You may add additional rows to the table below as needed.

Table D-7 DCV Calculations for LID BMPs

DMA Type/ID	DMA (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Detention Basins A and B Combined*		
	[A]		[B]	[C]	[A] x [C]			
A	*33,620*	*Mixed*	*0.35*	*0.25*	*8,405*	*Design Storm Depth (in)*	*DCV, V_{BMP} (cubic feet)*	*Proposed Volume on Plans (cubic feet)*
B1	*62,990*	*Mixed*	*0.31*	*0.23*	*14,488*			
B2	*21,850*	*Mixed*	*0.18*	*0.16*	*3,496*			
C	*9,850*	*Landscape*	*0.10*	*0.11*	*1,084*			
	128,310				27,473	0.74	1,694	***2,488***

[B], [C] is obtained as described in Section 2.6.1.b of the SMR WQMP
[E] is obtained from Exhibit A in the SMR WQMP
[G] is obtained from a design procedure sheet, such as in LID BMP Design Handbook and placed in Appendix 6.

I_f Factor Calculations:
DMA A – [(1.0 X) + (0.10 X)]/63,600

Complete Table D-8 below to document the Design Capture Volume and the Proposed Volume for each LID BMP. You can add rows to the table as needed. Alternatively, the Santa Margarita Hydrology Model (SMRHM) can be used to size LID BMPs to address the DCV and, if applicable, to size Hydrologic Control BMPs to meet the Hydrologic Performance Standard described in the SMR WQMP, as identified in Section E.

Table D-8 LID BMP Sizing

BMP Name / ID	DMA No.	BMP Type / Description	Design Capture Volume (ft^3)	Proposed Volume (ft^3)
Basin A	A	Mixed	531	888
Basin B	B1 & B2	Mixed	1,113	1,600

If bioretention will include a capped underdrain, then include sizing calculations demonstrating that the BMP will meet infiltration sizing requirements with the underdrain capped and also meet biofiltration sizing requirements if the underdrain is uncapped.

Section E: Implement Hydrologic Control BMPs and Sediment Supply BMPs

If a completed Table 1.2 demonstrates that the project is exempt from Hydromodification Performance Standards, specify N/A and proceed to Section G.

☐ N/A Project is Exempt from Hydromodification Performance Standards.

If a PDP is not exempt from hydromodification requirements than the PDP must satisfy the requirements of the performance standards for hydrologic control BMPs and Sediment Supply BMPs. The PDP may choose to satisfy hydrologic control requirements using onsite or offsite BMPs (i.e. Alternative Compliance). Sediment supply requirements cannot be met via alternative compliance. If N/A is not selected above, select one of the two options below and complete the applicable sections.

☒ Project is Not Hydromodification Exempt and chooses to implement Hydrologic Control and Sediment Supply BMPs Onsite (complete Section E).

☐ Project is Not Hydromodification Exempt and chooses to implement Hydrologic Control Requirements using Alternative Compliance (complete Section F). Selection of this option must be approved by the Copermittee.

E.1 Hydrologic Control BMP Selection

Capture of the DCV and achievement of the Hydrologic Performance Standard may be met by combined and/or separate structural BMPs. The user should consider the full suite of Hydrologic Control BMPs to manage runoff from the post-development condition and meet the Hydrologic Performance Standard identified in this section.

The Hydrologic Performance Standard consists of matching or reducing the flow duration curve of post-development conditions to that of pre-existing, naturally occurring conditions, for the range of geomorphically significant flows (10% of the 2-year runoff event up to the 10-year runoff event). Select each of the hydrologic control BMP types that are applied to meet the above performance standard on the site.

☐ LID principles as defined in Section 3.2 of the SMR WQMP.

☒ Structural LID BMPs that may be modified or enlarged, if necessary, beyond the DCV.

☐ Structural Hydrologic Control BMPs that are distinct from the LID BMPs above. The LID BMP Design Handbook provides information not only on Hydrologic Control BMP design, but also on BMP design to meet the combined LID requirement and Hydrologic Performance Standard. The Handbook specifies the type of BMPs that can be used to meet the Hydrologic Performance Standard.

E.2 Hydrologic Control BMP Sizing

Hydrologic Control BMPs must be designed to ensure that the flow duration curve of the post-development DMA will not exceed that of the pre-existing, naturally occurring, DMA for the range of geomorphically significant flows. Using SMRHM, (or another acceptable continuous simulation model if approved by the Copermittee) the applicant shall demonstrate that the performance of the Hydrologic Control BMPs complies with the Hydrologic Performance Standard. Complete Table E-1 below and identify, for each DMA, the type of Hydrologic Control BMP, if the SMRHM model confirmed the management (Identified as "passed" in SMRHM), the total volume capacity of the Hydrologic Control BMP, the Hydrologic Control BMP footprint at top floor elevation, and the drawdown time of the Hydrologic Control BMP. SMRHM summary reports should be documented in Appendix 7. Refer to the SMRHM Guidance Document for additional information on SMRHM. You can add rows to the table as needed.

Table E-1 Hydrologic Control BMP Sizing

BMP Name / ID	DMA No.	BMP Type / Description	SMRHM Passed	BMP Volume (ac-ft)	BMP Footprint (ac)	Drawdown time (hr)
Basin A	A	Bioretention Basin	☐	0.08	0.04	<24-Hr*
Basin B	B1 & B2	Bioretention Basin	☐	0.09	0.04	<24-Hr*
			☐			
			☐			

*Assumes no infiltration, rather complete discharge of treated flows through basin perforated subdrain pipes directly into storm drain.

If a bioretention BMP with capped underdrain is used and hydromodification requirements apply, then sizing calculations must demonstrate that the BMP meets flow duration control criteria with the underdrain capped and uncapped. Both calculations must be included.

E.3 Implement Sediment Supply BMPs

The sediment supply performance standard applies to PDPs for which hydromodification applied that have the potential to impact Potential Critical Coarse Sediment Yield Areas. Refer to Exhibit G of the WQMP to determine if there are onsite Potential Critical Coarse Sediment Yield Areas or Potential Sediment Source Areas. Select one of the two options below and include the Potential Critical Coarse Sediment Yield Area Exhibit showing your project location in Appendix 7.

☒ There are no mapped Potential Critical Coarse Sediment Yield Areas or Potential Sediment Source Areas on the site. The Sediment Supply Performance Standard is met with no further action.

☐ There are mapped Potential Critical Coarse Sediment Yield Areas or Potential Sediment Source Areas on the site, the Sediment Supply Performance Standard will be met through Option 1 or Option 2 below.

The applicant may refer to Section 3.6.4 of the SMR WQMP for a description of the methodology to meet the Sediment Supply Performance Standard. Select the applicable compliance pathway and complete the

appropriate sections to demonstrate compliance with the Sediment Supply Performance Standard if the second box is selected above:

☐ Avoid impacts related to any PDP activities to Potential Critical Coarse Sediment Yield Areas. Proceed to Section E.3.1.

☐ Complete a Site-Specific Critical Coarse Sediment Analysis. Proceed to Section E.3.2.

E.3.1 Option 1: Avoid Potential Critical Coarse Sediment Yield Areas and Potential Sediment Source Areas

The simplest approach for complying with the Sediment Supply Performance Standard is to avoid impacts to areas identified as Potential Critical Coarse Sediment Yield Areas or Potential Sediment Supply Areas. If a portion of PDP is identified as a Potential Critical Coarse Sediment Yield Area or a Potential Sediment Source Area, that PDP may still achieve compliance with the Sediment Supply Performance Standards if Potential Critical Coarse Sediment Yield Areas and Potential Sediment Supply Areas are avoided, i.e. areas are not developed and thereby delivery of Critical Coarse Sediment to the receiving waters is not impeded by site developments.

Provide a narrative describing how the PDP has avoided impacts to Potential Critical Coarse Sediment Yield Areas and/or Potential Sediment Source Areas below.

Insert narrative description here

If it is not feasible to avoid these areas, proceed to Option 2 to complete a Site-Specific Critical Coarse Sediment Analysis.

E.3.2 Option 2: Site-Specific Critical Coarse Sediment Analysis

Perform a stepwise assessment to ensure the maintenance of the pre-project source(s) of Critical Coarse Sediment (i.e., Bed Sediment Supply):

1. Determine whether the site or a portion of the site is a Significant Source of Bed Sediment Supply to the Receiving Channel (i.e., an actual verified Critical Coarse Sediment Yield Area);
2. Avoid areas identified as actual verified Critical Coarse Sediment Yield Areas in the PDP design and maintain pathways for discharge of Bed Sediment Supply from these areas to receiving waters.

Step 1: Identify if the site is an actual verified Critical Coarse Sediment Yield Area supplying Bed Sediment Supply to the receiving channel

☐ **Step 1.A** – Is the Bed Sediment of onsite streams similar to that of receiving streams?

Rate the similarity: ☐ High
☐ Medium
☐ Low

Results from the geotechnical and sieve analysis to be performed both onsite and in the receiving channel should be documented in Appendix 7. Of particular interest, the results of the sieve

analysis, the soil erodibility factor, a description of the topographic relief of the project area, and the lithology of onsite soils should be reported in Appendix 7.

☐ **Step 1.B** – Are onsite streams capable of delivering Bed Sediment Supply from the site, if any, to the receiving channel?

Rate the potential: ☐ High
☐ Medium
☐ Low

Results from the analyses of the sediment delivery potential to the receiving channel should be documented in Appendix 7 and identify, at a minimum, the Sediment Source, the distance to the receiving channel, the onsite channel density, the project watershed area, the slope, length, land use, and rainfall intensity.

☐ **Step 1.C** – Will the receiving channel adversely respond to a change in Bed Sediment Load?

Rate the need for bed sediment supply:

☐ High
☐ Medium
☐ Low

Results from the in-stream analysis to be performed both onsite should be documented in Appendix 7. The analysis should, at a minimum, quantify the bank stability and the degree of incision, provide a gradation of the Bed Sediment within the receiving channel, and identify if the channel is sediment supply-limited.

☐ **Step 1.D** – Summary of Step 1

Summarize in Table E.3 the findings of Step 1 and associate a score (in parenthesis) to each step. The sum of the three individual scores determines if a stream is a significant contributor to the receiving stream.

- Sum is equal to or greater than eight - Site is a significant source of sediment bed material – all on-site streams must be preserved or by-passed within the site plan. The applicant shall proceed to Step 2 for all onsite streams.
- Sum is greater than five but lower than eight. Site is a source of sediment bed material – some of the on-site streams must be preserved (with identified streams noted). The applicant shall proceed to Step 2 for the identified streams only.
- Sum is equal to or lower than five. Site is not a significant source of sediment bed material. The applicant may advance to Section F.

Table E-2 Triad Assessment Summary

Step	Rating			Total Score
1.A	☐ High (3)	☐ Medium (2)	☐ Low (1)	
1.B	☐ High (3)	☐ Medium (2)	☐ Low (1)	
1.C	☐ High (3)	☐ Medium (2)	☐ Low (1)	
Significant Source Rating of Bed Sediment to the receiving channel(s)				

Step 2: Avoid Development of Critical Coarse Sediment Yield Areas, Potential Sediment Sources Areas, and Preserve Pathways for Transport of Bed Sediment Supply to Receiving Waters

Onsite streams identified as a actual verified Critical Coarse Sediment Yield Areas should be avoided in the site design and transport pathways for Critical Coarse Sediment should be preserved

Check those that apply:

☐ The site design does avoid all onsite channels identified as actual verified Critical Coarse Sediment Yield Areas

AND

☐ The drainage design bypasses flow and sediment from onsite upstream drainages identified as actual verified Critical Coarse Sediment Yield Areas to maintain Critical Coarse Sediment supply to receiving waters

(If both are yes, the applicant may disregard subsequent steps of Section E.3 and directly advance directly to Section G).

- *Or* -

☐ The site design **does NOT avoid** all onsite channels identified as actual verified Critical Coarse Sediment Yield Areas

OR

☐ The project impacts transport pathways of Critical Coarse Sediment from onsite upstream drainages.

(If either of these are the case, the applicant may proceed with the subsequent steps of Section E.3).

Provide in Appendix 7 a site map that identifies all onsite channels and highlights those onsite channels that were identified as a Significant Source of Bed Sediment. The site map shall demonstrate, if feasible, that the site design avoids those onsite channels identified as a Significant Source of Bed Sediment. In addition, the applicant shall describe the characteristics of each onsite channel identified as a Significant Source of Bed Sediment. If the design plan cannot avoid the onsite channels, please provide a rationale for each channel individually.

The site map shall demonstrate that the drainage design bypasses those onsite channels that supply Critical Coarse Sediment to the receiving channel(s). In addition, the applicant shall describe the characteristics of each onsite channel identified as an actual verified Critical Coarse Sediment Yield Area.

Identified Channel #1 - Insert narrative description here

Identified Channel #2 - Insert narrative description here

Identified Channel #3 - Insert narrative description here

E.3.3 Sediment Supply BMPs to Result in No Net Impact to Downstream Receiving Waters

If impacts to Critical Coarse Sediment Yield Areas cannot be avoided, sediment supply BMPs must be implemented such there is no net impact to receiving waters. Sediment supply BMPs may consist of approaches that permit flux of bed sediment supply from Critical Coarse Sediment Yield Areas within the project boundary. This approach is subject to acceptance by the [Insert Jurisdiction]. It may require extensive documentation and analysis by qualified professionals to support this demonstration.

Appendix H of the San Diego Model BMP Design Manual provides additional information on site-specific investigation of Critical Coarse Sediment Supply areas.

http://www.projectcleanwater.org/download/2018-model-bmp-design-manual/

If applicable, insert narrative description here

Documentation of sediment supply BMPs should be detailed in Appendix 7.

Section F: Alternative Compliance

Alternative Compliance may be used to achieve compliance with pollutant control and/or hydromodification requirements for a given PDP. Alternative Compliance may be used under two scenarios, check the applicable box if the PDP is proposing to use Alternative Compliance to satisfy all or a portion of the Pollutant Control and/or Hydrologic Control requirements (but not sediment supply requirements)

☐ If it is not feasible to fully implement Infiltration or Biofiltration BMPs at a PDP site, Flow-Through Treatment Control BMPs may be used to treat pollutants contained in the portion of DCV not reliably retained on site and Alternative Compliance measures must also be implemented to mitigate for those pollutants in the DCV that are not retained or removed on site prior to discharging to a receiving water.

☐ Alternative Compliance is selected to comply with either pollutant control or hydromodification flow control requirements even if complying with these requirements is potentially feasible on-site. If such voluntary Alternative Compliance is implemented, Flow-Through Treatment Control BMPs must still be used to treat those pollutants in the portion of the DCV not reliably retained on site prior to discharging to a receiving water.

Refer to Section 2.7 of the SMR WQMP and consult the City for currently available Alternative Compliance pathways. Coordinate with the Copermittee if electing to participate in Alternative Compliance and complete the sections below to document implementation of the Flow-Through BMP component of the program.

F.1 Identify Pollutants of Concern

The purpose of this section is to help you appropriately plan for mitigating your Pollutants of Concern in lieu of implementing LID BMPs and to document compliance and.

Utilize Table A-1 from Section A, which noted your project's Receiving Waters, to identify impairments for Receiving Waters (including downstream receiving waters) by completing Table F-1. Table F-1 includes the watersheds identified as impaired in the Approved 2010 303(d) list; check box corresponding with the PDP's receiving water. The most recent 303(d) lists are available from the State Water Resources Control Board website:
https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml).https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml.

Table F-1 Summary of Approved 2010 303(d) listed waterbodies and associated pollutants of concern for the Riverside County SMR Region and downstream waterbodies.

	Water Body	Nutrients[1]	Metals[2]	Toxicity	Bacteria and Pathogens	Pesticides and Herbicides	Sulfate	Total Dissolved Solids
☐	De Luz Creek	X	X				X	
☐	Long Canyon Creek		X		X	X		
☒	Murrieta Creek	X	X	X		X		
☐	Redhawk Channel	X	X		X	X		X
☐	Santa Gertudis Creek	X	X		X	X		
☐	Santa Margarita Estuary	X						
☐	Santa Margarita River (Lower)	X			X			
☒	Santa Margarita River (Upper)	X		X				
☒	Temecula Creek	X	X	X		X		X
☐	Warm Springs Creek	X	X		X	X		

[1] Nutrients include nitrogen, phosphorus and eutrophic conditions caused by excess nutrients.

[2] Metals includes copper, iron, and manganese.

Use Table F-2 to identify the pollutants identified with the project site. Indicate the applicable PDP Categories and/or Project Features by checking the boxes that apply. If the identified General Pollutant Categories are the same as those listed for your Receiving Waters, then these will be your Pollutants of Concern; check the appropriate box or boxes in the last row.

Table F-2 Potential Pollutants by Land Use Type

Priority Development Project Categories and/or Project Features (check those that apply)		General Pollutant Categories									
		Bacterial Indicators	Metals	Nutrients	Pesticides	Toxic Organic Compounds	Sediments	Trash & Debris	Oil & Grease	Total Dissolved Solids	Sulfate
☐	Detached Residential Development	P	N	P	P	N	P	P	P	N	N
☐	Attached Residential Development	P	N	P	P	N	P	P	P[(2)]	N	N
☒	Commercial/Industrial Development	P[(3)]	P[(7)]	P[(1)]	P[(1)]	P	P[(1)]	P	P	N	N
☐	Automotive Repair Shops	N	P	N	N	P[(4, 5)]	N	P	P	N	N
☐	Restaurants (>5,000 ft^2)	P	N	N	P[(1)]	N	N	P	P	N	N
☐	Hillside Development (>5,000 ft^2)	P	N	P	P	N	P	P	P	N	N
☐	Parking Lots (>5,000 ft^2)	P[(6)]	P[(7)]	P[(1)]	P[(1)]	P[(4)]	P	P	P	N	N
☐	Streets, Highways, and Freeways	P[(6)]	P[(7)]	P[(1)]	P[(1)]	P[(4)]	P	P	P	N	N
☐	Retail Gasoline Outlets	N	P[(7)]	N	N	P[(4)]	N	P	P	N	N
Project Priority Pollutant(s) of Concern		☐	☐	☐	☐	☒	☐	☒	☐	☐	☐

P = Potential

N = Not Potential

(1) A potential Pollutant if non-native landscaping exists or is proposed onsite; otherwise not expected

(2) A potential Pollutant if the project includes uncovered parking areas; otherwise not expected

(3) A potential Pollutant is land use involving animal waste products; otherwise not expected

(4) Including petroleum hydrocarbons

(5) Including solvents

(6) Bacterial indicators are routinely detected in pavement runoff

(7) A potential source of metals, primarily copper and zinc. Iron, magnesium, and aluminum are commonly found in the environment and are commonly associated with soils, but are not primarily of anthropogenic stormwater origin in the municipal environment.

F.2 Treatment Control BMP Selection

Treatment Control BMPs typically provide proprietary treatment mechanisms to treat potential Pollutants in runoff, but do not sustain significant biological processes. Treatment Control BMPs must be selected to address the Project Priority Pollutants of Concern (identified above) and meet the acceptance criteria described in Section 2.3.7 of the SMR WQMP. Documentation of acceptance criteria must be included in Appendix 6. In addition, ensure that proposed Treatment Control BMPs are properly identified on the WQMP Site Plan in Appendix 1.

Table F-3 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID[1]	Priority Pollutant(s) of Concern to Mitigate[2]	Removal Efficiency Percentage[3]

[1] Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.
[2] Cross Reference Table E.1 above to populate this column.
[3] As documented in a Copermittee Approved Study and provided in Appendix 6.

F.3 Sizing Criteria

Utilize Table F-4 below to appropriately size flow-through BMPs to the DCV, or Design Flow Rate, as applicable. Please reference Chapter 3.5.1 of the SMR WQMP for further information.

Table F-4 Treatment Control BMP Sizing

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Enter BMP Name / Identifier Here*	
	[A]		[B]	[C]	[A] x [C]		
						Design Storm (in)	*Design Flow Rate (cfs)*
	$A_T = \Sigma[A]$				$\Sigma = [D]$	[E]	$[F] = \frac{[D]x[E]}{[G]}$

[B], [C] is obtained as described in Section 2.6.1.b from the SMR WQMP
[E] either 0.2 inches or 2 times the 85th percentile hourly rainfall intensity
[G] = 43,560,.

F.4 Hydrologic Performance Standard – Alternative Compliance Approach

Alternative compliance options are only available if the governing Copermittee has acknowledged the infeasibility of onsite Hydrologic Control BMPs and approved an alternative compliance approach. See Section 3.5 and 3.6 of the SMR WQMP.

Select the pursued alternative and describe the specifics of the alternative:

☐ Offsite Hydrologic Control Management within the same channel system

Insert narrative description here

☐ In-Stream Restoration Project

Insert narrative description here

For Offsite Hydrologic Control BMP Option

Each Hydrologic Control BMP must be designed to ensure that the flow duration curve of the post-development DMA will not exceed that of the pre-existing, naturally occurring, DMA by more than ten percent over a one-year period. Using SMRHM, the applicant shall demonstrate that the performance of each designed Hydrologic Control BMP is equivalent with the Hydrologic Performance Standard for onsite conditions. Complete Table F-5 below and identify, for each Hydrologic Control BMP, the equivalent DMA the Hydrologic Control BMP mitigates, that the SMRHM model passed, the total volume capacity of the BMP, the BMP footprint at top floor elevation, and the drawdown time of the BMP. SMRHM summary reports for the alternative approach should be documented in Appendix 7. Refer to the SMRHM Guidance Document for additional information on SMRHM. You can add rows to the table as needed.

Table F-5 Offsite Hydrologic Control BMP Sizing

BMP Name / Type	Equivalent DMA (ac)	SMRHM Passed	BMP Volume (ac-ft)	BMP Footprint (ac)	Drawdown time (hr)
		☐			
		☐			
		☐			
		☐			

For Instream Restoration Option

Attach to Appendix 7 the technical report detailing the condition of the receiving channel subject to the proposed hydrologic and sediment regimes. Provide the full design plans for the in-stream restoration project that have been approved by the Copermittee. Utilize the San Diego Regional Water Quality Equivalency Guidance Document.

Section G: Implement Trash Capture BMPs

The City may require full trash capture BMPs to be installed as part of the project. Consult with the City to determine applicability.

Trash Capture BMPs may be applicable to Type 'D' DMAs, as defined in Section 2.3.4 of the SMR WQMP. Trash Capture BMPs are designed to treat Q_{TRASH}, the runoff flow rate generated during the 1-year 1-hour precipitation depth. Utilize Table G-1 to size Trash Capture BMP. Refer to Table G-2 to determine the Trash Capture Design Storm Intensity (E).

Table G-1 Sizing Trash Capture BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Enter BMP Name / Identifier Here*	
	[A]		[B]	[C]	[A] x [C]		
						Trash Capture Design Storm Intensity (in)	*Trash Capture Design Flow Rate (cubic feet or cfs)*
	$A_T = \Sigma[A]$				$\Sigma = [D]$	[E]	$[F] = \frac{[D]x[E]}{[G]}$

[B], [C] is obtained as described in Section 2.6.1.b from the SMR WQMP
[G] = 43,560

Table G-2 Approximate precipitation depth/intensity values for calculation of the Trash Capture Design Storm

City	1-year 1-hour Precipitation Depth/Intensity (inches/hr)
Murrieta	0.47
Temecula	0.50
Wildomar	0.37

Use Table G-3 to summarize and document the selection and sizing of Trash Capture BMPs.

Table G-3 Trash Capture BMPs

BMP Name / ID	DMA No(s)	BMP Type / Description	Required Trash Capture Flowrate (cfs)	Provided Trash Capture Flowrate (cfs)

Section H: Source Control BMPs

Source Control BMPs include permanent, structural features that may be required in your Project plans, such as roofs over and berms around trash and recycling areas, and Operational BMPs, such as regular sweeping and "housekeeping," that must be implemented by the site's occupant or user. The Maximum Extent Practicable (MEP) standard typically requires both types of BMPs. In general, Operational Source Control BMPs cannot be substituted for a feasible and effective Structural Source Control BMP. Complete checklist below to determine applicable Source Control BMPs for your site.

Project-Specific WQMP Source Control BMP Checklist

All development projects must implement Source Control BMPs. Source Control BMPs are used to minimize pollutants that may discharge to the MS4. Refer to Chapter 3 (Section 3.8) of the SMR WQMP for additional information. Complete Steps 1 and 2 below to identify Source Control BMPs for the project site.

Step 1: Identify Pollutant Sources

Review project site plans and identify the applicable pollutant sources. "Yes" indicates that the pollutant source is applicable to project site. "No" indicates that the pollutant source is not applicable to project site.

☒ Yes ☐ No	Storm Drain Inlets		☐ Yes ☒ No	Outdoor storage areas	
☐ Yes ☒ No	Floor Drains		☐ Yes ☒ No	Material storage areas	
☐ Yes ☒ No	Sump Pumps		☐ Yes ☒ No	Fueling areas	
☐ Yes ☒ No	Pets Control/Herbicide Application		☐ Yes ☒ No	Loading Docks	
☐ Yes ☒ No	Food Service Areas		☐ Yes ☒ No	Fire Sprinkler Test/Maintenance water	
☐ Yes ☒ No	Trash Storage Areas		☐ Yes ☒ No	Plazas, Sidewalks and Parking Lots	
☐ Yes ☒ No	Industrial Processes		☐ Yes ☒ No	Pools, Spas, Fountains and other water features	
☐ Yes ☒ No	Vehicle and Equipment Cleaning and Maintenance/Repair Areas				

Step 2: Required Source Control BMPs

List each Pollutant source identified above in column 1 and fill in the corresponding Structural Source Control BMPs and Operational Control BMPs by referring to the Stormwater Pollutant Sources/Source Control Checklist included in Appendix 8. The resulting list of structural and operational source control BMPs must be implemented as long as the associated sources are present on the project site. Add additional rows as needed.

Pollutant Source	Structural Source Control BMP	Operational Source Control BMP
Storm Drain Inlet	Mark inlets with "Only Rain Down the Storm Drain" or similar.	Drainage System Maintenance per CASQA SC-44
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here

Section I: Coordinate Submittal with Other Site Plans

Populate Table I-1 below to assist the plan checker in an expeditious review of your project. During construction and at completion, City inspectors will verify the installation of BMPs against the approved plans. The first two columns will contain information that was prepared in previous steps, while the last column will be populated with the corresponding plan sheets. This table is to be completed with the submittal of your final Project-Specific WQMP.

Table I-1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here
Insert text here	Insert text here	Insert text here

Note that the updated table — or Construction Plan WQMP Checklist — is **only a reference tool** to facilitate an easy comparison of the construction plans to your Project-Specific WQMP. The Copermittee with jurisdiction over the Project site can advise you regarding the process required to propose changes to the approved Project-Specific WQMP.

Use Table I-2 to identify other applicable permits that may impact design of the site. If yes is answered to any of the items below, the Copermittee may require proof of approval/coverage from those agencies as applicable including documentation of any associated requirements that may affect this Project-Specific WQMP.

Table I-2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act Section 401 Water Quality Certification	☐ Y	☒ N
US Army Corps of Engineers, Clean Water Act Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N
Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage	☐ Y	☒ N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	☐ Y	☒ N
Other *(please list in the space below as required)*	☐ Y	☒ N

Section J: Operation, Maintenance and Funding

The Copermittee with jurisdiction over the Project site will periodically verify that BMPs on your Project are maintained and continue to operate as designed. To make this possible, the Copermittee will require that you include in Appendix 9 of this Project-Specific WQMP:

1. A means to finance and implement maintenance of BMPs in perpetuity, including replacement cost.
2. Acceptance of responsibility for maintenance from the time the BMPs are constructed until responsibility for operation and maintenance is legally transferred. A warranty covering a period following construction may also be required.
3. An outline of general maintenance requirements for the Stormwater BMPs you have selected.
4. Figures delineating and designating pervious and impervious areas, location, and type of Stormwater BMP, and tables of pervious and impervious areas served by each facility. Geo-locating the BMPs using a coordinate system of latitude and longitude is recommended to help facilitate a future statewide database system.
5. A separate list and location of self-retaining areas or areas addressed by LID Principles that do not require specialized Operations and Maintenance or inspections but will require typical landscape maintenance as noted in Chapter 5, in the SMR WQMP. Include a brief description of typical landscape maintenance for these areas.

The Copermittee with jurisdiction over the Project site will also require that you prepare and submit a detailed BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the BMPs built on your site. An agreement assigning responsibility for maintenance and providing for inspections and certification may also be required.

Details of these requirements and instructions for preparing a BMP Operation and Maintenance Plan are in Chapter 5 of the SMR WQMP.

Maintenance Mechanism: SunGrid Solutions, Inc.

Will the proposed BMPs be maintained by a Homeowners' Association (HOA) or Property Owners Association (POA)?

☐ Y ☒ N

Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9. Additionally, include all pertinent forms of educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP in Appendix 10.

Section K: Acronyms, Abbreviations and Definitions

Regional MS4 Permit	Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100 an NPDES Permit issued by the San Diego Regional Water Quality Control Board.
Applicant	Public or private entity seeking the discretionary approval of new or replaced improvements from the Copermittee with jurisdiction over the project site. The Applicant has overall responsibility for the implementation and the approval of a Priority Development Project. The WQMP uses consistently the term "user" to refer to the applicant such as developer or project proponent. The WQMP employs also the designation "user" to identify the Registered Professional Civil Engineer responsible for submitting the Project-Specific WQMP, and designing the required BMPs.
Best Management Practice (BMP)	Defined in 40 CFR 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal storm water permits, BMPs are typically used in place of numeric effluent limits.
BMP Fact Sheets	BMP Fact Sheets are available in the LID BMP Design Handbook. Individual BMP Fact Sheets include sitting considerations, and design and sizing guidelines for seven types of structural BMPs (infiltration basin, infiltration trench, permeable pavement, harvest-and-use, bioretention, extended detention basin, and sand filter).
California Stormwater Quality Association (CASQA)	Publisher of the California Stormwater Best Management Practices Handbooks, available at www.cabmphandbooks.com.
Conventional Treatment Control BMP	A type of BMP that provides treatment of storm water runoff. Conventional treatment control BMPs, while designed to treat particular Pollutants, typically do not provide the same level of volume reduction as LID BMPs, and commonly require more specialized maintenance than LID BMPs. As such, the Regional MS4 Permit and this WQMP require the use of LID BMPs wherever feasible, before Conventional Treatment BMPs can be considered or implemented.
Copermittees	The Regional MS4 Permit identifies the Cities of Murrieta, Temecula, and Wildomar, the County, and the District, as Copermittees for the SMR.
County	The abbreviation refers to the County of Riverside in this document.

CEQA	California Environmental Quality Act - a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.
CIMIS	California Irrigation Management Information System - an integrated network of 118 automated active weather stations all over California managed by the California Department of Water Resources.
CWA	Clean Water Act - is the primary federal law governing water pollution. Passed in 1972, the CWA established the goals of eliminating releases of high amounts of toxic substances into water, eliminating additional water pollution by 1985, and ensuring that surface waters would meet standards necessary for human sports and recreation by 1983. CWA Section 402(p) is the federal statute requiring NPDES permits for discharges from MS4s.
CWA Section 303(d) Waterbody	Impaired water in which water quality does not meet applicable water quality standards and/or is not expected to meet water quality standards, even after the application of technology based pollution controls required by the CWA. The discharge of urban runoff to these water bodies by the Copermittees is significant because these discharges can cause or contribute to violations of applicable water quality standards.
Design Storm	The Regional MS4 Permit has established the 85th percentile, 24-hour storm event as the "Design Storm". The applicant may refer to Exhibit A to identify the applicable Design Storm Depth (D85) to the project.
DCV	Design Capture Volume (DCV) is the volume of runoff produced from the Design Storm to be mitigated through LID Retention BMPs, Other LID BMPs and Volume Based Conventional Treatment BMPs, as appropriate.
Design Flow Rate	The design flow rate represents the minimum flow rate capacity that flow-based conventional treatment control BMPs should treat to the MEP, when considered.
DCIA	Directly Connected Impervious Areas - those impervious areas that are hydraulically connected to the MS4 (i.e. street curbs, catch basins, storm drains, etc.) and thence to the structural BMP without flowing over pervious areas.
Discretionary Approval	A decision in which a Copermittee uses its judgment in deciding whether and how to carry out or approve a project.
District	Riverside County Flood Control and Water Conservation District.
DMA	A Drainage Management Area - a delineated portion of a project site that is hydraulically connected to a common structural BMP or conveyance point. The Applicant may refer to Section 3.3 for further guidelines on how to delineate DMAs.

Drawdown Time	Refers to the amount of time the design volume takes to pass through the BMP. The specified or incorporated drawdown times are to ensure that adequate contact or detention time has occurred for treatment, while not creating vector or other nuisance issues. It is important to abide by the drawdown time requirements stated in the fact sheet for each specific BMP.
Effective Area	Area which 1) is suitable for a BMP (for example, if infiltration is potentially feasible for the site based on infeasibility criteria, infiltration must be allowed over this area) and 2) receives runoff from impervious areas.
ESA	An Environmental Sensitive Area (ESA) designates an area "in which plants or animals life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments". (Reference: California Public Resources Code § 30107.5).
ET	Evapotranspiration (ET) is the loss of water to the atmosphere by the combined processes of evaporation (from soil and plant surfaces) and transpiration (from plant tissues). It is also an indicator of how much water crops, lawn, garden, and trees need for healthy growth and productivity
FAR	The Floor Area Ratio (FAR) is the total square feet of a building divided by the total square feet of the lot the building is located on.
Flow-Based BMP	Flow-based BMPs are conventional treatment control BMPs that are sized to treat the design flow rate.
FPPP	Facility Pollution Prevention Plan
HCOC	Hydrologic Condition of Concern - Exists when the alteration of a site's hydrologic regime caused by development would cause significant impacts on downstream channels and aquatic habitats, alone or in conjunction with impacts of other projects.
HMP	Hydromodification Management Plan – Plan defining Performance Standards for PDPs to manage increases in runoff discharge rates and durations.
Hydrologic Control BMP	BMP to mitigate the increases in runoff discharge rates and durations and meet the Performance Standards set forth in the HMP.
HSG	Hydrologic Soil Groups – soil classification to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSGs are A (very low runoff potential/high infiltration rate), B, C, and D (high runoff potential/very low infiltration rate)

Hydromodification	The Regional MS4 Permit identifies that increased volume, velocity, frequency and discharge duration of storm water runoff from developed areas has the potential to greatly accelerate downstream erosion, impair stream habitat in natural drainages, and negatively impact beneficial uses.
JRMP	A separate Jurisdictional Runoff Management Plan (JRMP) has been developed by each Copermittee and identifies the local programs and activities that the Copermittee is implementing to meet the Regional MS4 Permit requirements.
LID	Low Impact Development (LID) is a site design strategy with a goal of maintaining or replicating the pre-development hydrologic regime through the use of design techniques. LID site design BMPs help preserve and restore the natural hydrologic cycle of the site, allowing for filtration and infiltration which can greatly reduce the volume, peak flow rate, velocity, and pollutant loads of storm water runoff.
LID BMP	A type of storm water BMP that is based upon Low Impact Development concepts. LID BMPs not only provide highly effective treatment of storm water runoff, but also yield potentially significant reductions in runoff volume – helping to mimic the pre-project hydrologic regime, and also require less ongoing maintenance than Treatment Control BMPs. The applicant may refer to Chapter 2.
LID BMP Design Handbook	The LID BMP Design Handbook was developed by the Copermittees to provide guidance for the planning, design and maintenance of LID BMPs which may be used to mitigate the water quality impacts of PDPs within the County.
LID Bioretention BMP	LID Bioretention BMPs are bioretention areas are vegetated (i.e., landscaped) shallow depressions that provide storage, infiltration, and evapotranspiration, and provide for pollutant removal (e.g., filtration, adsorption, nutrient uptake) by filtering storm water through the vegetation and soils. In bioretention areas, pore spaces and organic material in the soils help to retain water in the form of soil moisture and to promote the adsorption of pollutants (e.g., dissolved metals and petroleum hydrocarbons) into the soil matrix. Plants use soil moisture and promote the drying of the soil through transpiration. The Regional MS4 Permit defines "retain" as to keep or hold in a particular place, condition, or position without discharge to surface waters.
LID Biofiltration BMP	BMPs that reduce stormwater pollutant discharges by intercepting rainfall on vegetative canopy, and through incidental infiltration and/or evapotranspiration, and filtration, and other biological and chemical processes. As storm water passes down through the planting soil, pollutants are filtered, adsorbed, biodegraded, and sequestered by the soil and plants, and collected through an underdrain.

LID Harvest and Reuse BMP	BMPs used to facilitate capturing storm water runoff for later use without negatively impacting downstream water rights or other Beneficial Uses.
LID Infiltration BMP	BMPs to reduce storm water runoff by capturing and infiltrating the runoff into in-situ soils or amended onsite soils. Typical LID Infiltration BMPs include infiltration basins, infiltration trenches and pervious pavements.
LID Retention BMP	BMPs to ensure full onsite retention without runoff of the DCV such as infiltration basins, bioretention, chambers, trenches, permeable pavement and pavers, harvest and reuse.
LID Principles	Site design concepts that prevent or minimize the causes (or drivers) of post-construction impacts, and help mimic the pre-development hydrologic regime.
MEP	Maximum Extent Practicable - standard established by the 1987 amendments to the Clean Water Act (CWA) for the reduction of Pollutant discharges from MS4s. Refer to Attachment C of the Regional MS4 Permit for a complete definition of MEP.
MF	Multi-family – zoning classification for parcels having 2 or more living residential units.
MS4	Municipal Separate Storm Sewer System (MS4) is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or designated and approved management agency under section 208 of the CWA that discharges to waters of the United States; (ii) Designated or used for collecting or conveying storm water; (iii) Which is not a combined sewer; (iv) Which is not part of the Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.26.
New Development Project	Defined by the Regional MS4 Permit as 'Priority Development Projects' if the project, or a component of the project meets the categories and thresholds described in Section 1.1.1.
NPDES	National Pollution Discharge Elimination System - Federal program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 318, 402, and 405 of the CWA.
NRCS	Natural Resources Conservation Service

PDP	Priority Development Project - Includes New Development and Redevelopment project categories listed in Provision E.3.b of the Regional MS4 Permit.
Priority Pollutants of Concern	Pollutants expected to be present on the project site and for which a downstream water body is also listed as Impaired under the CWA Section 303(d) list or by a TMDL.
Project-Specific WQMP	A plan specifying and documenting permanent LID Principles and storm water BMPs to control post-construction Pollutants and storm water runoff for the life of the PDP, and the plans for operation and maintenance of those BMPs for the life of the project.
Receiving Waters	Waters of the United States.
Redevelopment Project	The creation, addition, and or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, the addition to or replacement of a structure, and creation or addition of impervious surfaces. Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work; resurfacing existing roadways; new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair. Project that meets the criteria described in Section 1.
Runoff Fund	Runoff Funds have not been established by the Copermittees and are not available to the Applicant. If established, a Runoff Fund will develop regional mitigation projects where PDPs will be able to buy mitigation credits if it is determined that implementing onsite controls is infeasible.
San Diego Regional Board	San Diego Regional Water Quality Control Board - The term "Regional Board", as defined in Water Code section 13050(b), is intended to refer to the California Regional Water Quality Control Board for the San Diego Region as specified in Water Code Section 13200. State agency responsible for managing and regulating water quality in the SMR.
SCCWRP	Southern California Coastal Water Research Project
Site Design BMP	Site design BMPs prevent or minimize the causes (or drivers) of post-construction impacts, and help mimic the pre-development hydrologic regime.
SF	Parcels with a zoning classification for a single residential unit.
SMC	Southern California Stormwater Monitoring Coalition
SMR	The Santa Margarita Region (SMR) represents the portion of the Santa Margarita Watershed that is included within the County of Riverside.

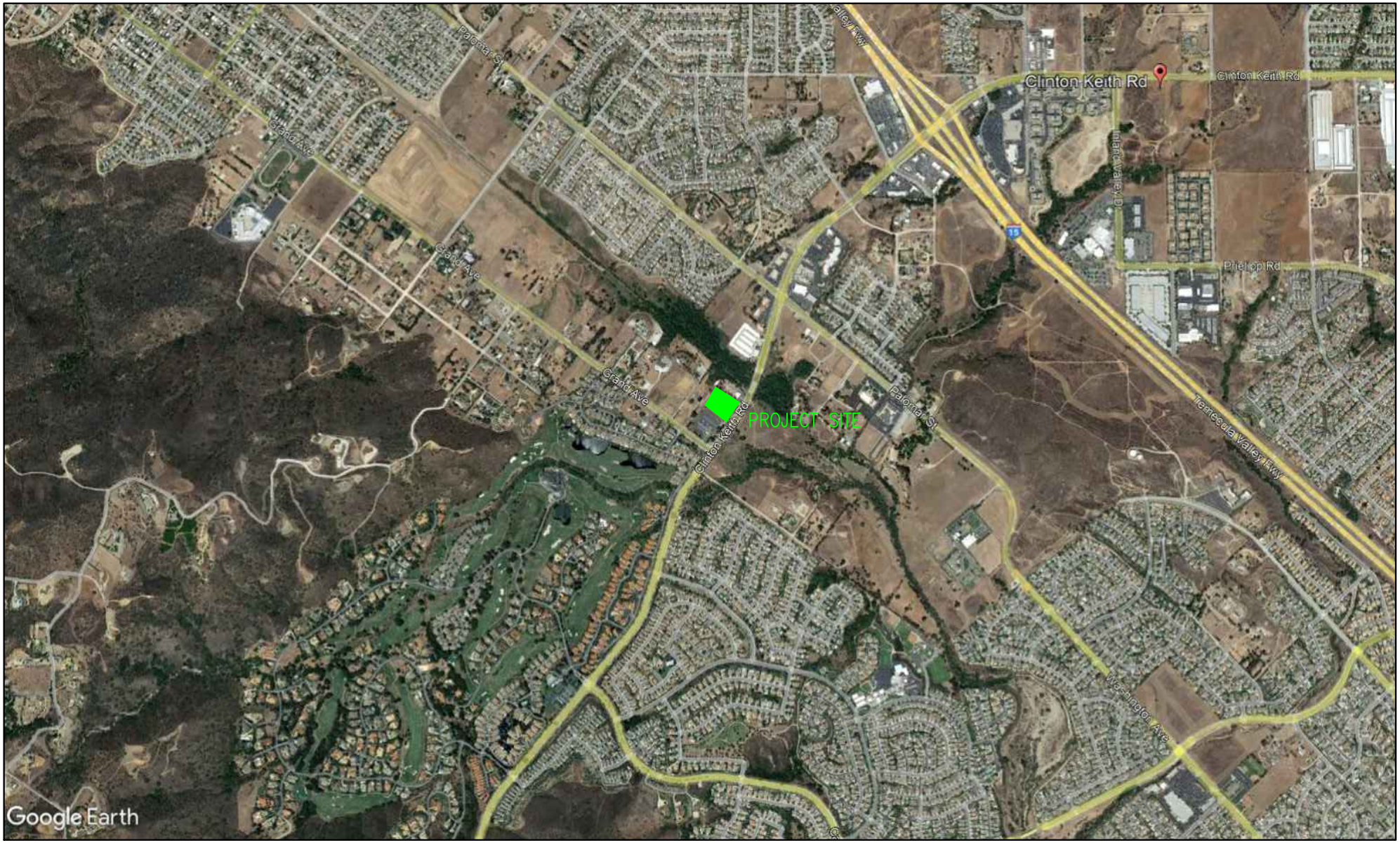
Source Control BMP	Source Control BMPs land use or site planning practices, or structural or nonstructural measures that aim to prevent runoff pollution by reducing the potential for contamination at the source of pollution. Source control BMPs minimize the contact between Pollutants and runoff.
Structural BMP	Structures designed to remove pollutants from stormwater runoff and mitigate hydromodification impacts.
SWPPP	Storm Water Pollution Prevention Plan
Tentative Tract Map	Tentative Tract Maps are required for all subdivision creating five (5) or more parcels, five (5) or more condominiums as defined in Section 783 of the California Civil Code, a community apartment project containing five (5) or more parcels, or for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units.
TMDL	Total Maximum Daily Load - the maximum amount of a Pollutant that can be discharged into a waterbody from all sources (point and non-point) and still maintain Water Quality Standards. Under CWA Section 303(d), TMDLs must be developed for all waterbodies that do not meet Water Quality Standards after application of technology-based controls.
USEPA	United States Environmental Protection Agency
Volume-Based BMP	Volume-Based BMPs applies to BMPs where the primary mode of pollutant removal depends upon the volumetric capacity such as detention, retention, and infiltration systems.
WQMP	Water Quality Management Plan
Wet Season	The Regional MS4 Permit defines the wet season from October 1 through April 30.

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan and Receiving Waters Map

Complete the checklist below to verify all exhibits and components are included in the Project-Specific WQMP. Refer Section 4 of the SMR WQMP and Section D of this Template.

Map and Site Plan Checklist
Indicate all Maps and Site Plans are included in your Project-Specific WQMP by checking the boxes below.
☒ Vicinity and Location Map
☒ Existing Site Map (unless exiting conditions are included in WQMP Site Plan)
☒ WQMP Site Plan
☒ Parcel Boundary and Project Footprint
☒ Existing and Proposed Topography
☒ Drainage Management Areas (DMAs)
☒ Proposed Structural Best Management Practices (BMPs)
☒ Drainage Paths
☒ Drainage infrastructure, inlets, overflows
☒ Source Control BMPs
☒ Site Design BMPs
☐ Buildings, Roof Lines, Downspouts
☒ Impervious Surfaces
☒ Pervious Surfaces (i.e. Landscaping)
☒ Standard Labeling



NO SCALE

Project: CHIQUITO BESS, WILDOMAR, CA

Description: VICINITY MAP

Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

Job No.: 185805178 | Date: 02/18/2022



NO SCALE

Project: CHIQUITO BESS, WILDOMAR, CA

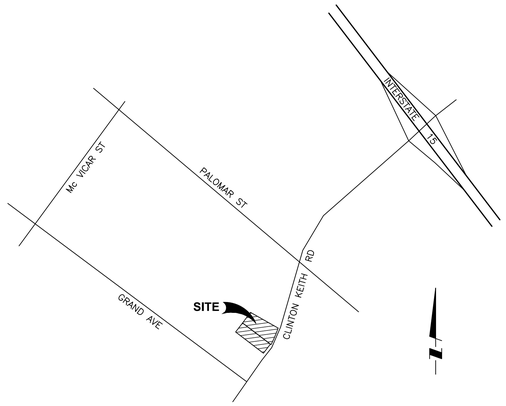
Description: EXISTING CONDITIONS EXHIBIT

Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

Job No.: 185805178

Date: 02/23/2022





VINCINITY MAP
NOT TO SCALE

LEGEND

- NEW BLOCK WALL
- DRAINAGE MANAGEMENT AREA BOUNDARY
- DRAINAGE MANAGEMENT AREA FLOW LINE
- EXISTING PROPERTY LINE
- PROJECT LIMITS
- 1205.0 EXISTING CONTOUR
- 1205.0 PROPOSED CONTOUR
- PROPOSED CENTERLINE
- PROPOSED GRADE BREAK
- PROPOSED FENCE
- DRAINAGE DIRECTION
- PROPOSED STORM DRAIN
- GRAVEL ACCESS ROAD (20,860 S.F.)
- LANDSCAPE (9,850 S.F.)
- ELECTRICAL EQUIPMENT CONCRETE PADS (26,420 S.F.)
- GRAVEL OVER NATIVE GROUND (69,720 S.F.)
- PROPOSED CONCRETE CATCH BASIN

STRUCTURAL BMP LEGEND

- BIORETENTION BASIN (3,660 S.F. COMBINED)

SOURCE CONTROL BMP LEGEND

(1) STORM DRAIN INLET STENCILING PER CASQA* SD-13
*CALIFORNIA STORMWATER QUALITY ASSOCIATION

OPERATIONAL BMP LEGEND

(2) REPLACE MULCH LAYER IN BASINS ANNUALLY PRIOR TO RAINY SEASON

PERVIOUS AREA: 104,090 S.F.
IMPERVIOUS AREA: 26,420 S.F.
PROJECT AREA: 130,510 S.F.

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com
DALE A. WATSON R.C.E. 59808 (EXP.12/31/22)

BUILDER:
CHIQUITO GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 60661

CHIQUITO BATTERY ENERGY STORAGE SYSTEM
CITY OF WILDOMAR CA

CONCEPTUAL WQMP SITE PLAN

DATE: OCTOBER 20, 2023

PLAN CHECK NO.
PERMIT NO.
SHEET 1 OF 1

JOB NO. 185805178

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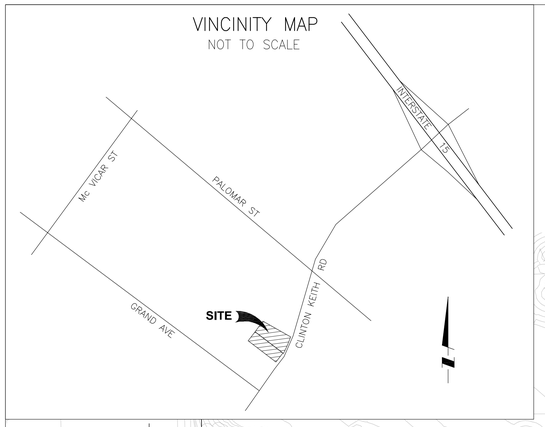
IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

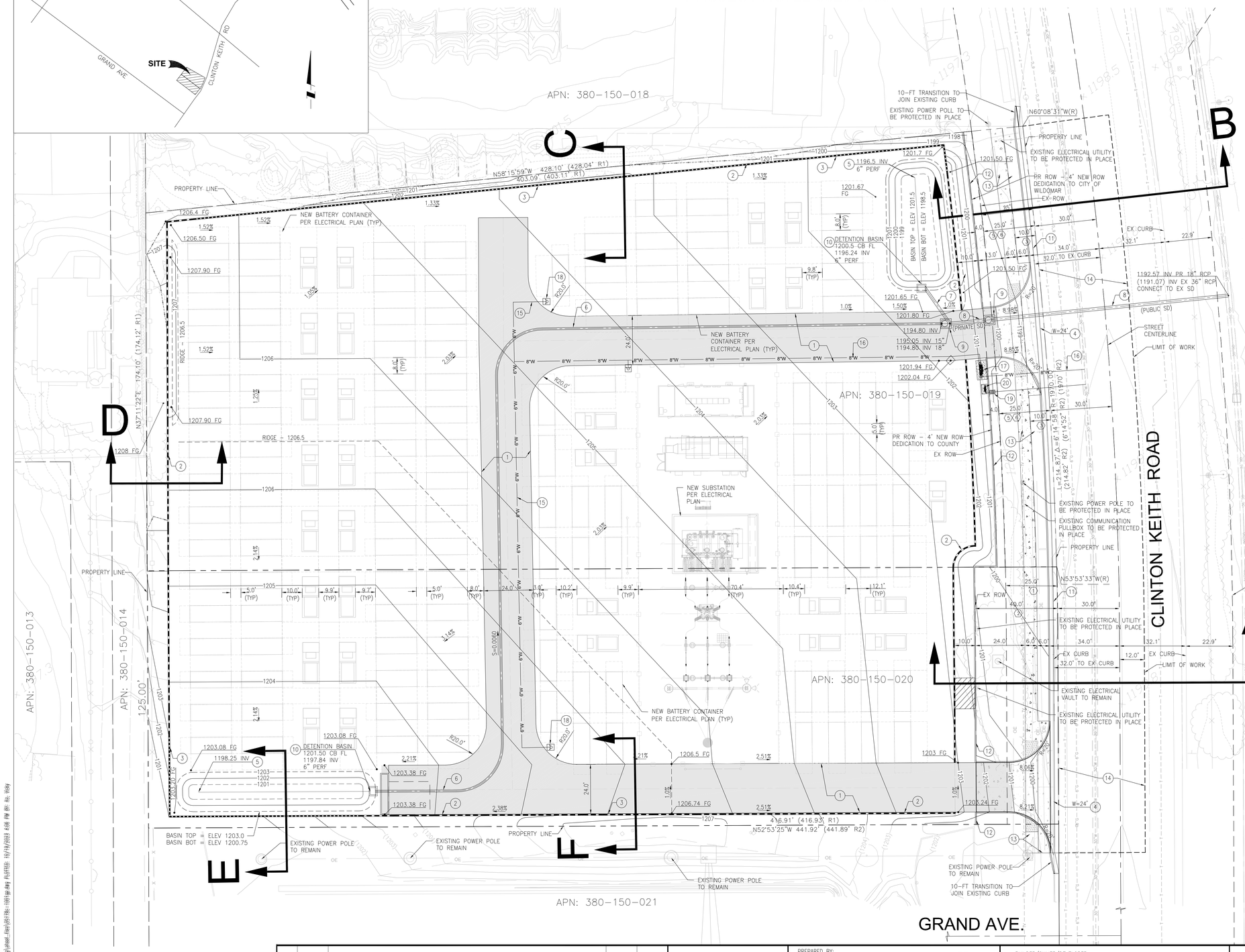
CHIQUITO BATTERY STORAGE FACILITY

CONCEPTUAL GRADING/ DRAINAGE PLAN

PROJECT NO. 22-0026-0138

VINCINITY MAP
NOT TO SCALE





LEGEND:

- PROPERTY LINE
- EASEMENT
- 1205 PROPOSED CONTOUR
- EXISTING CONTOUR
- NEW BLOCK WALL
- NEW RETAINING BLOCK WALL
- NEW FENCE
- NEW ACCESS ROAD
- DAYLIGHT LINE

EARTHWORK ESTIMATES:

ESTIMATED TOTAL CUT: 5,590 CU YD
ESTIMATED TOTAL FILL: 1,545 CU YD
ESTIMATED TOTAL EXPORT: 4,045 CU YD

CONSTRUCTION NOTES

		QUANTITIES
1	CONSTRUCT 24' WIDE ALL-WEATHER FIRE ACCESS ROAD	19,600 SF
2	CONSTRUCT 7-FT HIGH BLOCK WALL.	520 LF
3	CONSTRUCT 7-FT HIGH RETAINING BLOCK WALL, 4'-0" MAX RETAINING HEIGHT.	830 LF
4	CONSTRUCT 24' WIDE DRIVEWAY PER RIVERSIDE COUNTY COMMERCIAL DRIVEWAY STD. 207A	2 EA
5	INSTALL 6" PERFORATED PVC UNDERDRAIN PIPE.	140 LF
6	INSTALL 12" PVC.	490 LF
7	INSTALL 15" RCP.	25 LF
8	INSTALL 18" RCP.	140 LF
9	CONSTRUCT JUNCTION STRUCTURE.	1 EA
10	CONSTRUCT CURB INLET, W=3.5'.	2 EA
11	CONSTRUCT 6" CURB AND GUTTER.	350 LF
12	CONSTRUCT 6" CURB.	300 LF
13	CONSTRUCT SIDEWALK (WIDTH PER PLAN).	1,750 SF
14	CONSTRUCTION ASPHALT CONCRETE PAVEMENT (SECTION PER GEOTECH RECOMMENDATIONS).	15,000 SF
15	INSTALL 6" FIRE WATER LATERAL.	250 LF
16	INSTALL 8" FIRE WATER LATERAL.	290 LF
17	INSTALL FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY.	1 EA
18	INSTALL FIRE HYDRANT.	2 EA
19	INSTALL 2" IRRIGATION METER AND LATERAL.	1 EA
20	INSTALL IRRIGATION BACKFLOW PREVENTER.	1 EA

LAND USE & ZONING INFORMATION

PROJECT SITE IS IN C-1/C-P (GENERAL COMMERCIAL) ZONE.

EASEMENTS

① AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS RECORDED APRIL 12, 1991 AS INSTRUMENT NO. 120469 OF OFFICIAL RECORDS.

② AN EASEMENT TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES RECORDED JUNE 22, 1998 AS INSTRUMENT NO. 253765 OF OFFICIAL RECORDS.

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: SLOPES
RECORDING DATE: JANUARY 22, 1970
RECORDING NO.: 6711, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 23, 1992
RECORDING NO.: 358320, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: WIDENING CLINTON KEITH ROAD AND BRIDGE AT MURRIETA CREEK
RECORDING DATE: DECEMBER 9, 1998
RECORDING NO.: 535071, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: VSYI DATE: 9/14/23
DESIGNED BY: VSYI DATE: 9/14/23
CHECKED BY: DW DATE: 9/14/23

PREPARED BY:
Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com
DALE ALLEN WATSON No. 59808 Exp.12/31/24 CIVIL STATE OF CALIFORNIA
DALE A. WATSON R.C.E. 59808 (EXP.12/31/24)

BUILDER/OWNER/DEVELOPER:
CHIQUITO GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661
CONTACT PERSON:
JAMES DAMON
JDamon@HecateEnergy.com

CHIQUITO PROPOSED BESS AND SUBSTATION
WILDOMAR, CA

C-1 PRELIMINARY GRADING AND DRAINAGE PLAN

PLAN CHECK NO.
PROJECT NO. 22-0026-0138
SHEET 1 OF 2

JOB NO. 185805178

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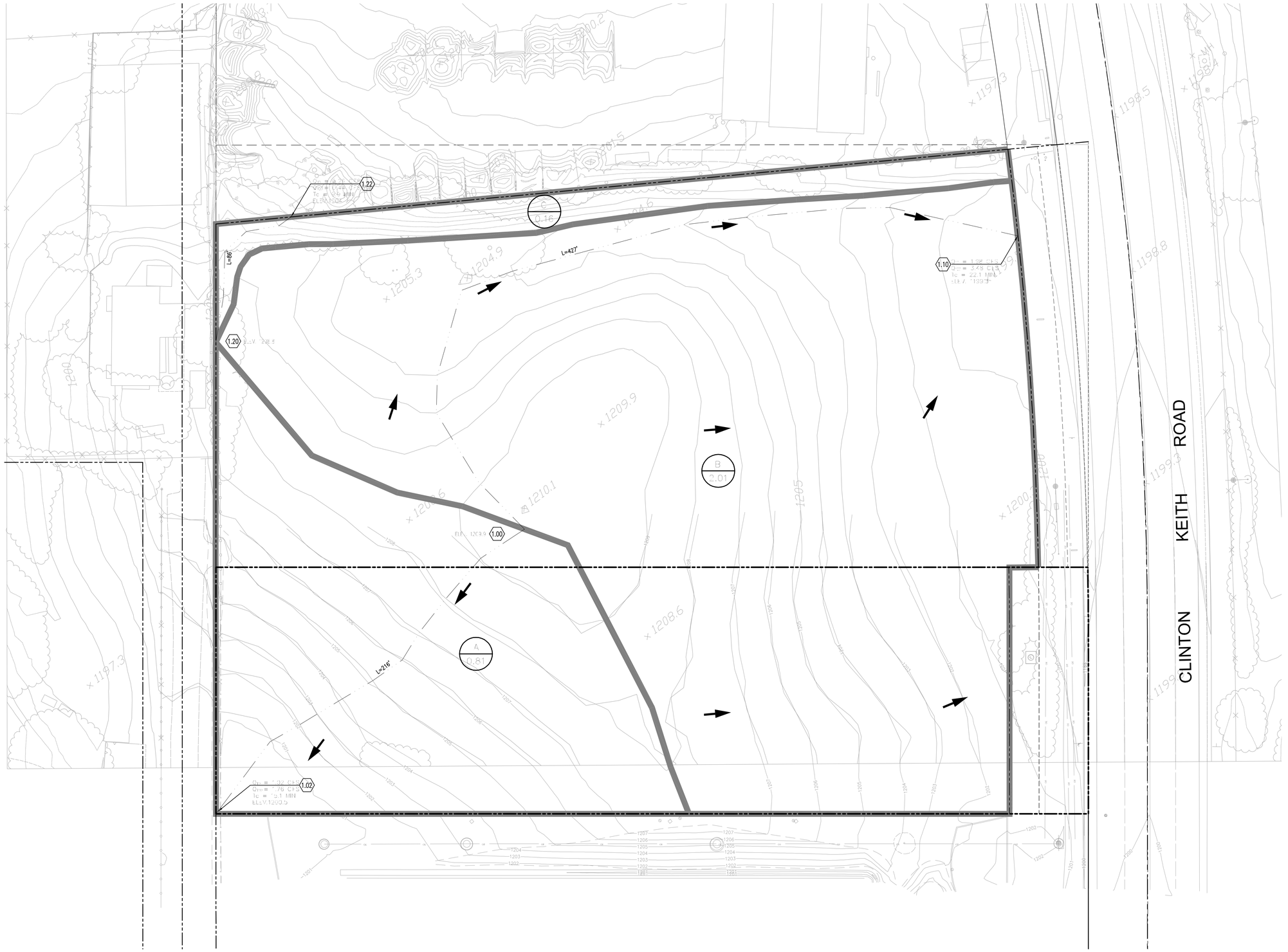

LEGEND

- HYDROLOGY BOUNDARY
- PROPERTY LINE
- TRAVEL PATH
- EXISTING CONTOUR LINE
- FLOW DIRECTION
- A / 0.81 — SUBAREA / DRAINAGE AREA (ACRES)
- 1.00 — NODE
- Q10 — 10-YEAR PEAK FLOW RATE
- Tc — TIME OF CONCENTRATION

NOTES

1. AREAS ROUNDED TO NEAREST 0.01 ACRE
2. BASED ON THE RIVERSIDE COUNTY SOILS MAP (PLATE C-1.51), THE PROJECT SITE IS COMPOSED OF TYPE C SOIL.

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

PREPARED BY:

Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

PREPARED FOR:

CHIQUITO GRID, LLC
1495 CANYON BLVD., SUITE 218
BOULDER, CO 80302

BATTERY ENERGY STORAGE SYSTEM FOR CHIQUITO

WILDOMAR, RIVERSIDE COUNTY, CA

HYDROLOGY MAP - EXISTING CONDITION

SHEET 1 OF 1

JOB NO. 185805178

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LEGEND

- HYDROLOGY BOUNDARY
- PROPERTY LINE
- TRAVEL PATH
- EXISTING CONTOUR LINE
- FLOW DIRECTION
- A / 0.85 — SUBAREA / DRAINAGE AREA (ACRES)
- 2.00 — NODE
- Q_{10} — 10-YEAR PEAK FLOW RATE
- t_c — TIME OF CONCENTRATION

NOTES

1. AREAS ROUNDED TO NEAREST 0.01 ACRE
2. BASED ON THE RIVERSIDE COUNTY SOILS MAP (PLATE C-1.51), THE PROJECT SITE IS COMPOSED OF TYPE C SOIL.

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

PREPARED BY:

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PREPARED FOR:

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BOULDER, CO 80302

BATTERY ENERGY STORAGE SYSTEM FOR CHIQUITO

WILDOMAR, RIVERSIDE COUNTY, CA

HYDROLOGY MAP - PROPOSED CONDITION

SHEET 1 OF 1

JOB NO. 185605178

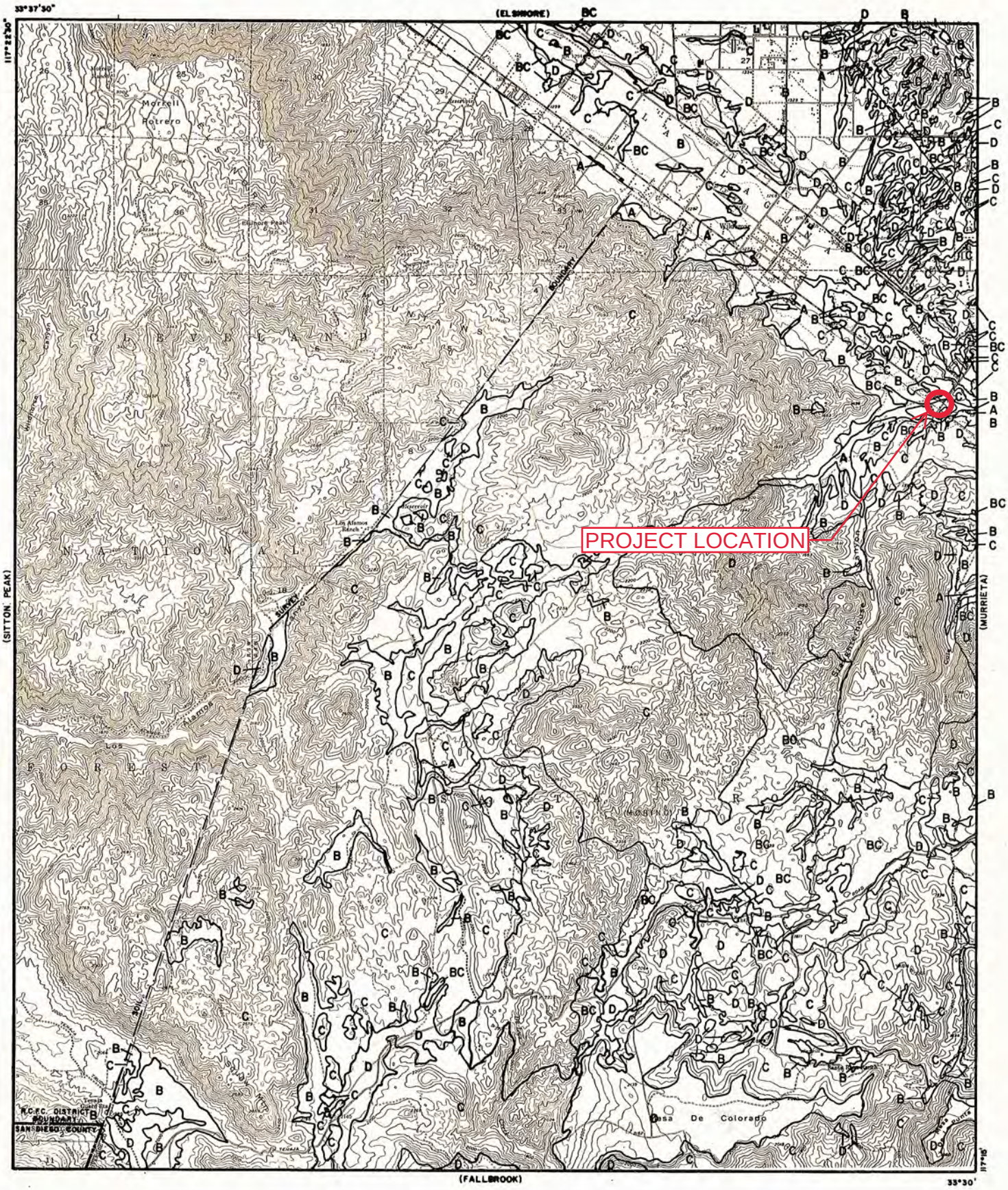
Appendix 3: Soils Information

Geotechnical Study, Other Infiltration Testing Data, and/or Other Documentation

Examples of material to provide in Appendix 3 may include but are not limited to the following:

- Geotechnical Study/Report prepared for the project,
- Additional soils testing data (if not included in the Geotechnical Study),
- Exhibits/Maps/Other Documentation of the Hydrologic Soils Groups (HSG)s at the project site.

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 2.3 of the SMR WQMP and Sections A and D of this Template.



LEGEND

—— SOILS GROUP BOUNDARY

A SOILS GROUP DESIGNATION

RCFC&WCD

HYDROLOGY MANUAL

N

0 FEET 5000

HYDROLOGIC SOILS GROUP MAP FOR WILDOMAR

PLATE C-1.51

Proposed Chiquito BESS Geotechnical Investigation Report

DRAFT

Prepared for:
Hecate Grid LLC
621 W. Randolph Street
Chicago, IL 60661

Prepared by:
Stantec Consulting Services Inc.
735 East Carnegie Drive, Suite 280
San Bernardino, CA 92408

Project No. 185805178

November 15, 2021

Stantec Consulting Services Inc.
735 East Carnegie Drive, Suite 280
San Bernardino, California 92408

November 15, 2021

Mr. Gabriel Wapner
Hecate Grid LLC
621 Randolph Street
Chicago, Illinois 60661

RE: **GEOTECHNICAL INVESTIGATION REPORT**
Chiquito Battery Energy Storage System Project
Near NEC of Clinton Keith Road and Grand Avenue
Wildomar, Riverside County, California

DRAFT

Dear Mr. Wapner:

This letter transmits Stantec Consulting Services Inc.'s (Stantec's) geotechnical investigation report for the 3.0 (+/-) acre site for a proposed battery energy storage system (BESS) development located near the northeast corner of Clinton Keith Road and Grand Avenue, in Wildomar, Riverside County, California. The purpose of this report is to evaluate the subsurface conditions and provide geotechnical recommendations for design and construction of the proposed development.

We appreciate the opportunity to work with you on this project. If you have any questions, please call us at the numbers below.

Respectfully submitted,

STANTEC CONSULTING SERVICES INC.

Jaret Fischer, PE
Principal Engineer
Phone: (909) 335-6116 ext. 8209
Jaret.Fischer@stantec.com

Evan Hsiao, PE, GE
Principal, Senior Geotechnical Engineer
Phone: (949) 923-6000
Evan.Hsiao@stantec.com

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APPENDIX C SOIL ELECTRICAL RESISTIVITY TEST RESULTS C.1

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1. INTRODUCTION

This report presents the results of Stantec's geotechnical investigation for the proposed 3.0 (+/-) acre Chiquito Battery Energy Storage System (BESS) development in Wildomar, Riverside County, California (the Site). The project location is shown on the Site Location Map, Figure 1 and the approximate area of the proposed development is shown on the Site Vicinity Map, Figure 2.

1.1 PROPOSED DEVELOPMENT

Based on similar projects, the development is expected to consist of shallow mat foundations to support the heavy equipment and shallow pad or spread footings to support light weight equipment. Preliminary development plans for the proposed project were not available at the time of this report. If actual foundation conditions differ from those indicated above, the recommendations of this report will need to be re-evaluated and are subject to change.

Given that there are no grading plans available, we have assumed that the final surface elevations will not vary significantly from existing site grades. The site grading and foundation plans should be provided to the Project Geotechnical Engineer for review. The recommendations in this report are subject to change based upon review of the site grading and foundation plans.

1.2 PURPOSE AND SCOPE OF WORK

1.2.1 Purpose

The purpose of this report is to evaluate the subsurface conditions at the Site and provide geotechnical recommendations for design and construction of the proposed project. This report has been prepared in general accordance with accepted geotechnical engineering principles and in general conformance with the approved proposal.

1.2.2 Scope of Work

Our scope of work consisted of the following:

- Perform a site reconnaissance to evaluate general geotechnical and site conditions,
- Perform a field subsurface exploration program consisting of drilling 7 hollow stem auger borings,
- Conduct field electrical resistivity testing at 4 locations,
- Perform geotechnical laboratory tests on selected samples,

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- Perform geotechnical engineering analyses, and
- Preparation of this geotechnical investigation report for the proposed project.

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2. FIELD INVESTIGATION

2.1 PRE-DRILLING PROCEDURES

DigAlert (Underground Service Alert of Southern California) was notified before commencing subsurface exploration activities to identify underground utilities that could conflict with the proposed borings. In addition, a private utility locator was retained, and the upper five feet were hand augered to clear the boring locations for potential conflicts with underground utilities.

2.2 DRILLING OPERATIONS

Seven test borings (B1 through B7) were drilled using a CME-85 drill rig equipped with hollow-stem augers (HSA) on October 7, 2021, by ABC Liovin Drilling Inc. (ABC). Soil borings were advanced to depths ranging from approximately 21.5 (HSA borings B1 through B3 and B5 through B7) to 51.5 (HSA boring B4) feet below the existing ground surface (bgs), and their approximate locations are shown on the Subsurface Exploration Map, Figure 3. Drilling refusal was encountered at a depth of approximately 20.5 feet in boring B2 and 26 feet in boring B4. The borings were logged by a Stantec field geologist, who also collected samples of the materials encountered for examination and laboratory testing.

2.3 SAMPLING

Relatively undisturbed samples were obtained from the HSA borings using a modified California (CAL) sampler, which is a ring-lined split tube sampler with a 3-inch outer diameter and 2½-inch inner diameter. CAL sampling followed ASTM D3550 (Standard Practice for Ring-Lined Barrel Sampling of Soils) procedures. Disturbed samples were obtained using a Standard Penetration Test (SPT) sampler, which is a split tube sampler with a 2-inch outer diameter and 1⅜-inch inner diameter. SPTs were performed in general accordance with ASTM D1586 (Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils), and D6066 (Standard Practice for Determining the Normalized Penetration Resistance of Sands for Evaluation of Liquefaction Potential). Disturbed bulk samples were also obtained from the drill cuttings and hand auger boring.

The CAL and SPT samplers were driven with a 140-pound weight dropping 30 inches. The number of blows per 6-inch increment is noted on the boring logs. ABC provided a report (SPT, 2021) which indicates the average hammer energy efficiency on the drill rig used at the project was 71%.

Samples were classified in the field using the Unified Soil Classification System (USCS), in accordance with ASTM D2488 (Standard Practice for Description and Identification of Soils [Visual-Manual Method]) procedures. The laboratory testing confirmed or modified field classifications as necessary for presentation on the boring logs. Soil samples were removed from the samplers, placed in appropriate containers, and transported in accordance with ASTM D4220 (Standard

DRAFT

Practice for Preserving and Transporting Soil Samples). Upon completion, borings were backfilled with grout. The boring logs are included in Appendix A.

2.4 SOIL ELECTRICAL RESISTIVITY TESTING

A soil electrical resistivity study was conducted by Atlas Technical Consultants (ATC), which included collection of electrical resistivity data at the site, compilation and analysis of the data collected, and preparation of the data report as included in Appendix C of this report. Specifically, ATC conducted two crossing, nearly orthogonal resistivity soundings at four locations (R-1 through R-4) onsite for a total of eight lines. The roughly northeast-southwest trending lines are given an "a" designation (e.g., R-1a) and the roughly northwest-southeast lines are given a "b" designation (e.g., R-1b). In Appendix C, Figure 2 illustrates the approximate sounding locations, and Figure 3 illustrates the conditions in the study areas. A summary of the findings is provided in Section 7.3.

The data were collected in general accordance with ASTM G57 using an Advanced Geosciences, Inc. (AGI) MiniSting earth resistivity meter and four steel electrodes in a Wenner configuration. Soil resistance measurements were collected at electrode spacing distances of 2.5, 5, 10, 20, and 50 feet, along the two lines with the middle of each sounding generally located at a common center point. The stainless-steel electrodes were hammered into place and the soils surrounding the electrodes were moistened with saline water where necessary.

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3. LABORATORY TESTING

The following laboratory tests were performed in general accordance with ASTM and California Test procedures:

Table 1. Summary of Laboratory Tests

Type of Test	ASTM Designation	Number Performed
Sieve Analysis	ASTM D422 and ASTM C136	7
#200 Wash	ASTM D1140	3
Atterberg Limits	ASTM D4318	2
Direct Shear	ASTM D3080	7
Maximum Dry Density and Optimum Moisture Content (Modified Proctor)	ASTM D1557	3
Chemical Tests for Corrosion Potential	CA DOT test methods	3
Thermal Resistivity	ASTM D5334	4

The complete laboratory report is presented in Appendix B.

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4. GEOLOGIC SETTING AND SITE CONDITIONS

4.1 REGIONAL GEOLOGY

The site is located in the Peninsular Ranges geologic province which consists of a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Site resides in the portion of the province drained by surface runoff toward Bear Creek.

Geologic mapping presented in the United States Geological Survey (USGS) San Bernardino & Santa Ana 30' x 60' Quadrangle (USGS, 2006) indicates the site is underlain by Quaternary Sandstone Member deposits. Literature from USGS indicates the Sandstone Member deposits consist of Pleistocene sandstone containing cobble to boulder conglomerate beds.

4.2 SURFACE CONDITIONS

The project Site is approximately 3 acres in size and is occupied by vacant land. The project Site is bound by Clinton Keith Road followed by vacant land to the southeast, Grand Avenue followed by vacant land and single-family homes to the southwest, single-family homes and vacant land to the northwest, and a retail landscape materials business to the northeast.

The Site is generally flat and slopes downward from northwest to southeast. Based on Google Earth®, the ground surface of the Site is at an approximate elevation of 1,197 to 1,202 feet (WGS84 Datum).

4.3 SUBSURFACE CONDITIONS

The materials encountered in our borings are consist of with Quaternary Young Alluvial Valley (Qyv) deposits. A brief description of the subsurface conditions is provided in this section. Detailed descriptions of the subsurface conditions are provided in the boring logs included in Appendix A.

A description of the mapped soil units is provided below.

Quaternary Young Alluvial Valley (Qyv) Deposits – The near surface soils are mapped as Quaternary Sandstone Member deposits of Pleistocene age. However, the soils appear to be young alluvial valley deposits (Qyv) of Holocene and Late Pleistocene age. The deposits encountered consist of sand with variable amounts of silt and gravel (USCS: SP-SM, SM, SC), clay with variable amounts of sand (USCS: CL), and silt with variable amounts of sand (USCS: ML) to depths ranging from 18 to 25 feet below the ground surface (bgs). The sandy deposits were medium to dense to very dense and generally dry to moist. The clay and silt deposits were low in plasticity, stiff to hard in consistency, and moist to wet.

Heterogeneous Granitic Rocks (Khg) – Below the alluvial deposits in two soil borings (B2 and B4), cretaceous age Heterogeneous Granitic Rock (Kgh) was encountered to a depth of approximately 20.5 and 26 feet bgs, at drilling refusal. The bedrock consisted of grandiorite and was dry, hard, and slightly weathered.

Groundwater - Groundwater was encountered during this investigation in three soil borings (B4 – B6) at depths ranging from 19.5 feet to 23 feet. Historical high depth to groundwater is approximately 10 feet bgs (CGS, 2018). Groundwater in the site vicinity appears to flow to the southeast toward Murrieta Creek. Groundwater levels may fluctuate in the future due to rainfall, irrigation, broken pipes, or changes in site drainage.

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5. GEOLOGIC HAZARDS

5.1 FAULTING AND SURFACE FAULT RUPTURE

As in most parts of California, the Site is located in a seismically active area. The estimated closest distance from the Site to major nearby mapped active faults is presented in the table below.

The estimated distance of the Site to the nearest expected surface expression of an active fault is presented in the table below. The distance measurement was taken from a location in the middle of the site, which has a latitude of 33.808881°, and a longitude of -116.493477°.

Table 2. Faults in Site Vicinity

Fault	Distance (miles) (1)	Maximum Moment Magnitude (1)
Elsinore	0.4	7.9
San Jacinto	20.6	7.9
San Joaquin Hills	24.3	7.1
Chino	24.4	6.8
Newport Inglewood Connected	27.5	7.5

[1]Measured from 2008 National Seismic Hazard Maps – Source Parameters Website - USGS (USGS, 2008).

The Site is not located within a currently mapped Alquist-Priolo Special Studies Fault Zone (CDMG, 2002b). As noted above, the nearest active fault is the Elsinore fault, located approximately 0.4 miles northeast of the Site. No active faults are known to underlie or project toward the site. Therefore, the probability of surface fault rupture at the site from a known active fault is considered low.

5.2 CALIFORNIA BUILDING CODE SEISMIC CRITERIA

A geologic hazard likely to affect the project is ground-shaking as a result of movement along an active fault zone in the vicinity of the Site. The seismic parameters in accordance with the 2019 California Building Code (CBC) are presented below:

Table 3. 2019 CBC Seismic Parameters and Peak Ground Acceleration

Parameter	Value
Site Coordinates	Latitude : 33.585297° Longitude : -117.254701°
Mapped Spectral Acceleration Value at Short Period: S_S	1.622g
Mapped Spectral Acceleration Value at 1-Second Period: S_1	0.604g
Seismic Site Classification	D
Short Period Site Coefficient: F_a	1.0
1-Second Period Site Coefficient: F_v	1.7
Site Class Adjusted Acceleration Value at Short Period: S_{MS}	1.622g

Table 3. 2019 CBC Seismic Parameters and Peak Ground Acceleration

Parameter	Value
Site Class Adjusted Acceleration Value at 1-Second Period: S_{M1}	1.027g
Design Spectral Response Acceleration at Short Periods: S_{DS}	1.082g
Design Spectral Response Acceleration at 1-Second Period: S_{D1}	0.688g
Peak Ground Acceleration adjusted for Site Class Effects: PGA_M	0.78g

ASCE 7-16 – Report generated through ASCE 7 Hazards Report website (ASCE, 2019) – accessed 11/15/21.

The values in Table 3 presume exemption 2 in Section 11.4.8 of ASCE 7-16 is applicable. If the project structural engineer determines exemption 2 does not apply, the values above will need to be reevaluated.

5.3 LIQUEFACTION AND DYNAMIC SETTLEMENT

Liquefaction is the transformation of a deposit of soil from a solid state to a liquefied state as a consequence of increased pore pressure and reduced effective stress. Often, this transformation results from the cyclic loading of an earthquake and the soil acquires "mobility" sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, saturated (below groundwater), and uniformly graded sands. The vast majority of liquefaction hazards are associated with sandy soils and silty soils of low plasticity. Cohesive soils with a plasticity index (PI) greater than 7 are generally not considered susceptible to soil liquefaction, although they can be subject to cyclic softening if they are soft enough, and if the seismic demand is relatively high.

The Site is not located in a California Geological Survey Liquefaction Hazard Zone. This zone is defined as areas where historical occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required.

The liquefaction potential and dynamic settlement were evaluated with the LiqSVs v1.3.3.1computer program (Geologismiki, 2018) using the SPT data. Liquefaction triggering methods developed by Idriss and Boulanger (2014) were used in our liquefaction evaluation. Our evaluation was based on the site class adjusted peak ground acceleration of 0.78g, as presented in Table 3, and an earthquake magnitude of 7.7, the modal earthquake magnitude from the 2014 USGS deaggregation website. The in-situ groundwater level of 19 feet bgs was used to evaluate the cyclic resistance ratio of the on-site soil, and the historical high groundwater depth of approximately 10 feet was used to evaluate the cyclic stress ratio for the design earthquake (CGS, 2018).

Medium dense to very dense granular soils and stiff to hard fine-grained soils are generally present from the ground surface to a depth of at least 26 feet at the site. Based on the denseness of granular soils and consistency of fine-grained soils, most of these soils in the top 26 feet are not considered susceptible to liquefaction. Our evaluation indicates that relatively significant portions of the alluvial valley deposits between 17 and 23 feet bgs are subject to liquefaction induced

settlement. Seismic induced surface settlement is estimated to be on the order of 1.3-inches. Differential settlement over a span of approximately 30 feet is estimated to be approximately half of the total settlement. The results of the liquefaction analyses using the LiqSVs software are provided in Appendix C - Liquefaction Analyses.

5.4 LIQUEFACTION-INDUCED LATERAL SPREADING

Liquefaction induced lateral spreading can occur in areas of sloping ground, or towards a free face. Given the relatively flat topography, distance to a free face, and low liquefaction susceptibility of soils, the potential for liquefaction-induced lateral spreading is considered low.

5.5 FLOODING, TSUNAMIS AND SEICHES

The Site is located within a FEMA Flood Zone X, which is an area of minimal flood hazard (FEMA, 2008). Therefore, damage due to flooding is considered low.

The Site is not located within a Tsunami Inundation Area; therefore, damage due to tsunamis is considered low.

5.6 EXPANSIVE SOILS

The near-surface soils (upper approximate 10 feet) have a low expansion potential. Our soil classifications and laboratory test results show that the near surface (upper 10 feet) samples tested are granular with low-plasticity fines. Accordingly, mitigation for expansive soils is not considered necessary for onsite soils at this Site.

If imported soils are used for earthwork, Stantec recommends that the proposed soils be tested for expansion potential prior to import. Imported soils should be approved by the Geotechnical Engineer before being imported.

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6. CONCLUSIONS

Based on our field exploration, laboratory testing and engineering and geologic analyses, it is our opinion that the Site is suitable for construction of the proposed BESS improvements from a geotechnical engineering and engineering geology viewpoint; however, there are existing geotechnical conditions associated with the Site that warrant mitigation and/or consideration during the planning stages. The main geotechnical conclusions for the project are presented in the following paragraphs.

- Holocene and Late Pleistocene age alluvial valley deposits were encountered throughout the site and primarily consist of sand with variable amounts of silt and gravel (USCS: SP-SM, SM, SC), clay with variable amounts of sand (USCS: CL), and silt with variable amounts of sand (USCS: ML) to depths ranging from 18 to 25 feet below the ground surface (bgs). The sandy deposits were medium to dense to very dense and generally dry to moist. The clay and silt deposits were low in plasticity, stiff to hard in consistency, and moist to wet.

- Bedrock was encountered below the alluvial deposits in two soil borings (B2 and B4) at a depth of approximately 18 and 25 feet bgs. Formational material included cretaceous age Heterogeneous Granitic Rock (Kgh) and extended to drilling refusal, which was encountered at a depth of approximately 20.5 and 26 feet bgs. The bedrock consisted of grandiorite and was dry, hard, and slightly weathered.

- Groundwater was encountered during this investigation in three soil borings (B4 – B6) at depths ranging from 19.5 feet to 23 feet. Historical high depth to groundwater is approximately 10 feet bgs (CGS, 2018). Groundwater in the site vicinity appears to flow to the southeast toward Murrieta Creek. Groundwater levels may fluctuate in the future due to rainfall, irrigation, broken pipes, or changes in site drainage.

- Some clay layers between the ground surface and a depth of approximately 50 feet are potentially susceptible to seismically induced settlement. Our evaluation indicates that portions of the alluvial valley deposits between 17 and 23 feet bgs are subject to liquefaction induced settlement. Seismic induced surface settlement is estimated to be on the order of 1.3-inches. Differential settlement over a span of approximately 30 feet is estimated to be approximately half of the total settlement. The results of the liquefaction analyses using the LiqSVs software are provided in Appendix C - Liquefaction Analyses.

- A key seismic hazard for the project is ground shaking caused by regionally active faults during a seismic event. The structures are likely to experience ground shaking during their design life. Geotechnical recommendations presented in this report are intended to reduce the seismic risk to an "acceptable level", which means a level of

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mitigation that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project (14 CCR 3721 (a)).

- No active faults are known to underlie or project toward the site. Therefore, the probability of surface fault rupture occurring at the site from a known active fault is considered low.

- The Site is located within a FEMA Flood Zone X, which is an area with minimal flood risk (FEMA, 2008). Therefore, damage due to flooding is considered low.

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7. RECOMMENDATIONS

7.1 EARTHWORK

The following recommendations are provided regarding specific aspects of the proposed earthwork construction. These recommendations should be considered subject to revision based on Site layout, foundation loads, and additional geotechnical evaluation of the conditions observed by the Geotechnical Engineer during grading operations.

7.1.1 Site Preparation

Site preparation should begin with the removal of existing buried slabs and foundations, vegetation, highly organic soil, leach lines, septic tanks, and any other unsuitable materials, if found during grading. Existing underground utilities within the proposed construction areas, if any, should be completely removed and/or rerouted. Grading should conform to the guidelines presented in the 2019 California Building Code (CBC, 2019), as well as the pertinent requirements of the City of Wildomar and Riverside County.

7.1.2 Remedial Grading

Shallow Foundation Areas:

Existing soils should be excavated to a minimum depth of 3 feet below the bottom of the footings. The surface exposed by excavation should be scarified to a depth of 8 inches, moisture conditioned to within 3 percentage points of the optimum moisture content and compacted to 90 percent relative compaction based on the ASTM D1557 procedure. All references to optimum moisture content and relative compaction are based on this test method. Removal and replacement with compacted fill should extend at least three feet beyond the outside edge of the foundations.

The removed soils can be placed back in the excavation as compacted fill. The material should be replaced in 8-inch thick loose lifts, moisture conditioned to within 2 percentage points of optimum, and compacted to 90% relative compaction. Excavation, replacement, and compaction beneath shallow foundations should extend horizontally at least two feet beyond the outside edge of the footing areas unless constrained by property lines.

Concrete Pavement and Hardscape:

Remedial grading for pavement and hardscape areas should include removal of the existing soils to a depth of at least 12 inches below the existing ground surface or subgrade elevation, whichever is deeper. Subgrade elevation is defined as the top of soil elevation provided in the grading plan. The soil exposed at the base of the excavation should be scarified to a depth of 8

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inches, and moisture conditioned to within 2 percentage points of the optimum moisture content. Hardscape subgrade should be compacted to at least 90% relative compaction. Pavement subgrade should be compacted to at least 90% relative compaction.

Field Observations:

The Geotechnical Engineer should check the bottom of excavations. If soft, loose, or otherwise unsuitable soils are encountered, the depth of removal may need to be extended.

7.1.3 Fill Placement and Compaction

Excavated materials determined by the Geotechnical Engineer to be satisfactory can be reused as compacted fill. We anticipate that the majority of the excavated materials can be re-used as compacted fill soils. The Geotechnical Engineer should approve the fill material before placement.

Where large compaction equipment is used, such as sheep's foot or smooth drum compactors, fill should be placed in 6- to 8-inch thick loose, horizontal lifts, moisture conditioned to within 2 percentage points of the optimum moisture content and compacted to at least 90% relative compaction. Thinner lifts will be required for smaller compaction equipment. The maximum dry density and optimum moisture content for the evaluation of relative compaction should be determined in accordance with ASTM D1557.

7.1.4 Yielding Subgrade Conditions

The soil encountered at the bottom of the remedial grading excavations can exhibit "pumping" or yielding if they become saturated in response to periods of significant precipitation, such as during the winter rainy season. If this occurs, corrective measures should be performed with oversight from the Geotechnical Engineer.

In order to help stabilize the yielding subgrade soils within the bottom of the removal areas, the contractor can consider the placement of stabilization fabric or geo-grid over the yielding areas, depending on the relative severity of the yielding.

Mirafi 600X (or approved equivalent) stabilization fabric may be used for areas with low to moderate yielding conditions. Geo-grid such as Tensar TX-5 may be used for areas with moderate to severe yielding conditions. Uniform sized, ¾- to 2-inch crushed rock should be placed over the stabilization fabric or geo-grid. A 6- to 12-inch thick section of crushed rock will typically be necessary to stabilize yielding ground.

If significant voids are present in the crushed gravel, a filter fabric should be placed over the crushed gravel to prevent migration of fines into the gravel and thus potential settlement of the overlying fill. Fill soils, which should be placed and compacted in accordance with the recommendations presented herein, should then be placed over the fabric or geo-grid until

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design grades are reached. The crushed gravel and stabilization fabric or geo-grid should extend at least 5 feet laterally beyond the limits of the yielding areas.

7.1.5 Dewatering

Groundwater was encountered during this investigation in three soil borings (B4 through B6) at depths ranging from 19.5 feet to 23 feet. Given the anticipated shallow foundations, we do not anticipate that groundwater will be a significant consideration for this project.

7.1.6 Expansive Soil

The near-surface soils (approximately upper 10 feet) have a low expansion potential. Our soil classifications and laboratory test results show that the near surface (upper 10 feet) samples tested are granular with low-plasticity fines. Accordingly, mitigation for expansive soils is not considered necessary at this Site. The grading and foundation recommendations presented in this report reflect a low expansion potential.

7.1.7 Imported Material

Imported materials, if used for fill, should be predominately granular, contain no rocks or lumps greater than 3 inches in maximum dimension, and have an Expansion Index less than 20, and a Plasticity Index less than 15. Imported materials should be reviewed and approved by the Geotechnical Engineer before being brought to the Site.

7.1.8 Site Excavation Characteristics

During the recent geotechnical investigation, the soil boreholes were drilled using a truck-mounted, hollow stem auger drill rig. As the drilling was completed with moderate effort, conventional earth moving equipment should be capable of performing the excavations required for site development.

7.1.9 Oversized Material

Excavations may generate oversized material. Oversized material is defined as rocks or cemented clasts greater than 3 inches in largest dimension. Oversized material should be broken down to no greater than 3 inches in largest dimension for use in fill or be removed from the Site.

7.1.10 Temporary Excavations

The existing native soils can be considered Type C for excavation in accordance with OSHA and Cal-OSHA requirements. Temporary excavations should be shored or excavated with a slope not steeper than 1.5:1 (horizontal to vertical) in accordance with OSHA and Cal-OSHA requirements.

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The excavations should be inspected daily by the contractor's Competent Person before personnel are allowed to enter the excavation. Any zones of potential instability, sloughing or raveling should be brought to the attention of the Geotechnical Engineer and corrective action implemented before personnel begin working in the excavation. Excavated soils should not be stockpiled behind temporary excavations within a distance equal to the depth of the excavation.

The project geotechnical engineer should be notified if other surcharge loads are anticipated so that lateral load criteria can be developed for the specific situation. If temporary slopes are to be maintained during the rainy season, berms are recommended near the tops of slopes to prevent runoff water from entering the excavation and eroding the slope faces.

7.1.11 Pipelines

Typical pipe bedding as specified in the Standard Specifications for Public Works Construction (GREENBOOK) may be used. As a minimum, it is recommended that pipe be supported on at least 4 inches of granular bedding material, such as 3/4-inch rock or clean coarse sand with less than 5 percent fines and a sand equivalent of 40 or more as evaluated by ASTM D2419.

The bedding should extend from the bottom of the trench to at least 1 foot above the top of the pipe. Sand bedding should be mechanically compacted to at least 90 percent relative compaction. Jetting of sand bedding should not be permitted.

Onsite material, imported select material, or 2-sack cement/sand slurry may be used as backfill in trenches above the pipe bedding. The material selected should match the engineering characteristics of the soils adjacent to the trench. Utility trench backfill beneath structures and hardscape should be compacted to at least 90% relative compaction.

The modulus of soil reaction (E') is used to characterize the stiffness of soil backfill placed along the sides of buried flexible pipelines. For the purpose of evaluating deflection due to the load associated with trench backfill over the pipe, a value of 1,500 pounds per square inch (lbs/in^2) is recommended for the general site conditions assuming granular bedding material (sand or gravel) is placed around the pipe.

7.1.12 Surface Drainage

Final surface grades around structures should be designed to collect and direct surface water away from the structure and toward appropriate drainage facilities. The ground around the structure should be graded so that surface water flows rapidly away from the structure without ponding. In general, we recommend that the ground adjacent to the structure slope away at a gradient of at least 2%. Densely vegetated areas where runoff can be impaired should have a minimum gradient of at least 5% within the first 5 feet from the structure. Roof gutters with downspouts that discharge directly into a closed drainage system are recommended on structures. Drainage patterns established at the time of fine grading should be maintained

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throughout the life of the proposed structures. Site irrigation should be limited to the minimum necessary to sustain landscape growth. Should excessive irrigation, impaired drainage, or unusually high rainfall occur, saturated zones of perched groundwater can develop. Saturated soil zones may result in increased maintenance and could impact structure stability.

7.1.13 Grading Plan Review

Stantec should review the grading plans and earthwork specifications to ascertain whether the intent of the recommendations contained in this report have been implemented, and that no revised recommendations are needed due to changes in the development scheme.

7.2 FOUNDATIONS

7.2.1 Shallow Foundations

To mitigate seismically induced settlement, we recommend the new structures should be constructed with a stiffened foundation system in combination with a recompacted fill mat. The stiffened foundation system should consist of a rigid mat, post-tensioned slab, or a waffle foundation system tied together with grade beams.

If a rigid mat foundation is used, the mat slab should extend at least 12 inches below the adjacent ground surface. The mat thickness should be determined by the structural engineer. The mat can be designed assuming an allowable bearing pressure of 2,500 pounds per square foot for dead plus live loads, with a one-third increase for all loads including wind or seismic. This allowable bearing pressure is a net value; therefore, the weight of the mat can be neglected for design purposes. The mat should be integrally connected to all portions of the structure, so the entire foundation system moves as a unit. The mat should be reinforced with top and bottom steel in both directions to allow the foundation to span local irregularities that may result from potential differential settlement. As a minimum, we recommend that the mat be reinforced with sufficient top and bottom steel to span as a simple beam an unsupported distance of at least 10 feet. The mat can be designed using a modulus of subgrade reaction, Kv1, of 250 pounds per cubic inch. The actual modulus of subgrade reaction would need to be adjusted for the plan dimensions of the mat.

We recommend incorporating flexible utility connections to the buildings to accommodate the estimated total and differential settlements.

7.2.2 Drilled Pier Foundations

To accommodate seismically-induced settlement, we recommend all drilled pier column footings consist of reinforced concrete drilled piers having a minimum diameter or width of 2.0 feet and embedded a minimum depth of 7 feet bgs. Based on these assumptions and the anticipated subsurface conditions, an allowable bearing pressure of 4,000 psf may be used in the design. For

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resistance to transient lateral loads, such as earthquake and wind loads, the aforementioned allowable bearing capacity may be increased by one-third.

7.2.3 Foundation Settlement

The following static and seismic foundation settlements are estimated.

Static Settlement: Less than 1-inch total settlement
½ inch differential settlement over 30 feet

Seismic Settlement: 1.3-inches total settlement
0.7-inches differential settlement over 30 feet

7.2.4 Lateral Resistance

Lateral loads will be resisted by friction between the bottoms of footings and passive pressure on the faces of footings and other structural elements below grade. An allowable coefficient of friction of 0.30 can be used.

Passive pressure can be computed using an equivalent fluid pressure of 360 lbs/ft^3 for level ground conditions. Active pressure can be computed using an equivalent fluid pressure of 40 lbs/ft^3 for level ground conditions. Reductions for sloping ground should be made. The upper 1 foot of soil should not be relied on for active or passive support unless the ground is covered with pavements or slabs.

These pressures are based on level ground conditions in front and behind the foundation with no surcharge loads within 10 feet. The earth pressures indicated above do not include a safety factor; therefore, the design should include an appropriate safety factor for the overall performance of the system.

7.2.5 Foundation Plan Review

Stantec should review the foundation plans to ascertain that the intent of the recommendations in this report has been implemented and that revised recommendations are not necessary as a result of changes after this report was completed.

7.2.6 Foundation Excavation Observations

A representative working under direct supervision of the Geotechnical Engineer should observe the foundation excavations prior to forming or placing reinforcing steel.

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7.3 CORROSION POTENTIAL

Three samples of the onsite soils were tested to provide a preliminary indication of the corrosion potential of the onsite soils. The test results are presented in Appendix B. A brief discussion of the corrosion test results is provided in the following text.

- The samples tested had a soluble sulfate concentration ranging from 33 to 45 parts per million (ppm), which indicates the samples have a low sulfate corrosion potential relative to concrete. It should be noted that soluble sulfate in the irrigation water supply, and/or the use of fertilizer may cause the sulfate content in the surficial soils to increase with time. This may result in a higher sulfate exposure than that indicated by the test results reported herein. Studies have shown that the use of improved cements in the concrete, and a low water-cement ratio will improve the resistance of the concrete to sulfate exposure.

- The samples tested had a chloride concentration ranging from 23 ppm to 62 ppm, which indicates the sample has a negligible chloride corrosion potential relative to metal.

- The samples tested had a saturated resistivity ranging from 1,715 to 2,644 ohm-cm, which indicates the samples are moderately to severely corrosive.

- The sample tested had a pH ranging from 7.7 to 8.1, which indicates the samples are slightly alkaline.

Field Wenner four-point resistivity testing was conducted by Atlas Technical Consultants (ATC) at the Site. The results of the field resistivity testing indicate variable corrosion potential in the subsurface profile (Appendix C). In general, the resistivity decreases (higher corrosion potential) with increasing water content and salt concentration. In dry arid environments like that of the Site, seasonal low moisture content in near surface soils and evapotranspiration are important factors influencing corrosion potential of the soil profile. The field data (Appendix C) indicate relatively low to moderate (1,472 to 18,009 ohm-cm) and apparent low corrosion severe potential to ferrous metal in the near surface materials to a depth of at least 20 feet (note: the depth of the measured average resistivity in the soil profile is assumed to be equivalent to the probe spacing). Laboratory testing on saturated samples showed similar corrosion potential.

Caltrans currently considers a site to be corrosive to foundation elements if one or more of the following conditions exist: Chloride concentration is greater than or equal to 500 ppm, sulfate concentration is greater than or equal to 1,500 ppm, or the pH is 5.5 or less (Caltrans, 2012).

Proposed import fill materials should be tested to evaluate their corrosion potential prior to being imported to the site.

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7.4 PRELIMINARY PAVEMENT DESIGN

7.4.1 Asphalt Concrete Pavement

Tentative driveway structural sections were developed based on the visual onsite soil classifications and an estimate of the anticipated traffic loading. The design below applies to driveway sections supported by the existing onsite soils.

An R-value of 10 has been assumed for preliminary design of pavement sections based on one laboratory test of the on-site material in the upper 5 feet. The actual R-value of the subgrade soils should be determined after grading to provide final pavement design. Flexible pavement sections have been calculated in general conformance with Caltrans guidelines. The project civil engineer and owner should review the pavement designations to determine appropriate locations for pavement thickness. Based on an assumed R-value of 10, the following pavement structural sections have been calculated.

Table 4. Flexible Pavement Sections

Traffic Type	Traffic Index	Asphalt Concrete (inches)	Aggregate Base* (inches)
Automobile Parking	5.0	3	9
Automobile Drive Lanes	5.5	3	11
Medium Truck Traffic	6.0	4	11.5
Heavy Truck Traffic	7.0	4.5	14

*Aggregate Base should conform to Class 2 Aggregate Base in accordance with the Caltrans Standard Specifications or Crushed Miscellaneous Base in accordance with the Standard Specifications for Public Works Construction.

Prior to placing base materials, the upper 12 inches of the subgrade soil should be scarified, moisture conditioned to slightly above the optimum moisture content, and recompacted to a dry density of at least 95% of the laboratory maximum. The base material should also be compacted to slightly above the optimum moisture content and a dry density of at least 95% of the laboratory maximum. Asphalt concrete should be compacted to at least 95% of the laboratory Hveem density in accordance with ASTM D2726.

Rigid concrete pavement (described below) should be placed in driveway entrance aprons and trash bin loading/storage areas. Concrete pavement design is provided in the following section.

7.4.2 Concrete Pavement

Concrete pavements have been calculated in general conformance with the procedure recommended by the American Concrete Institute (ACI 330R-08) using the parameters presented in Table 5. The following design parameters were used in our analyses.

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Table 5. Concrete Pavement Parameters

Design Parameter	Value
Modulus of Subgrade Reaction (k)	50 pci
Modulus of Concrete Rupture (M_R)	550 psi
Concrete Compressive Strength	3,700 psi
Traffic Categories (TC)	A and C
Average Daily Truck Traffic (ADTT)	10 and 100

Based on the parameters above, we recommend the following minimum concrete pavement thickness.

Table 6. Recommended Concrete Pavement Sections

Traffic Type	Pavement Thickness (inches)	Aggregate Base (inches)
Automobile Parking and Driveways (TC = A)	6	6
Heavy Truck Traffic and Fire Lane Areas (TC = C)	8	6

The project civil engineer should confirm whether the assumed ADTT is appropriate for the anticipated traffic level. Concrete compressive strength for pavement should be at least 3,700 psi. Minimum reinforcement should consist of #3 bars on 24-inch centers. Crack control joints should be placed in accordance with the American Concrete Institute (ACI) guidelines.

Prior to placing concrete, the upper 12 inches of the subgrade soil should be scarified, moisture conditioned to slightly above the optimum moisture content, and recompacted to a dry density of at least 95% of the laboratory maximum.

7.5 POST INVESTIGATION SERVICES

Post investigation services are an important and necessary continuation of this investigation, and it is recommended that Stantec be retained as the Geotechnical Engineer to perform such services. Final project grading and foundation plans, foundation details and specifications should be reviewed by Stantec prior to construction to ascertain that the intent of the recommendations presented herein have been applied to the design. Following review of plans and specifications, observation during construction should be performed to correlate the findings of this exploration with the actual subsurface conditions exposed.

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8. CLOSURE

Our conclusions, recommendations, and discussions presented herein are based upon an evaluation and interpretation of the findings from the field and laboratory programs, with interpolation and extrapolation of subsurface conditions between and beyond the exploration locations. This report contains information that is valid as of the report's date and to the extent directly known to Stantec. However, conditions can change with the passage of time or construction subsequent to this report's preparation that may invalidate, either partially or wholly, the conclusions and recommendations presented herein.

Inherent in most projects performed in the heterogeneous subsurface environment, continuing subsurface explorations and analyses may reveal conditions that are different than those described in this report. The findings and recommendations contained in this report were developed in accordance with generally accepted, current professional principles and practice ordinarily exercised, under similar circumstances, by geotechnical engineers and engineering geologists practicing in this locality. No other warranty, express or implied, is made.

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9. REFERENCES

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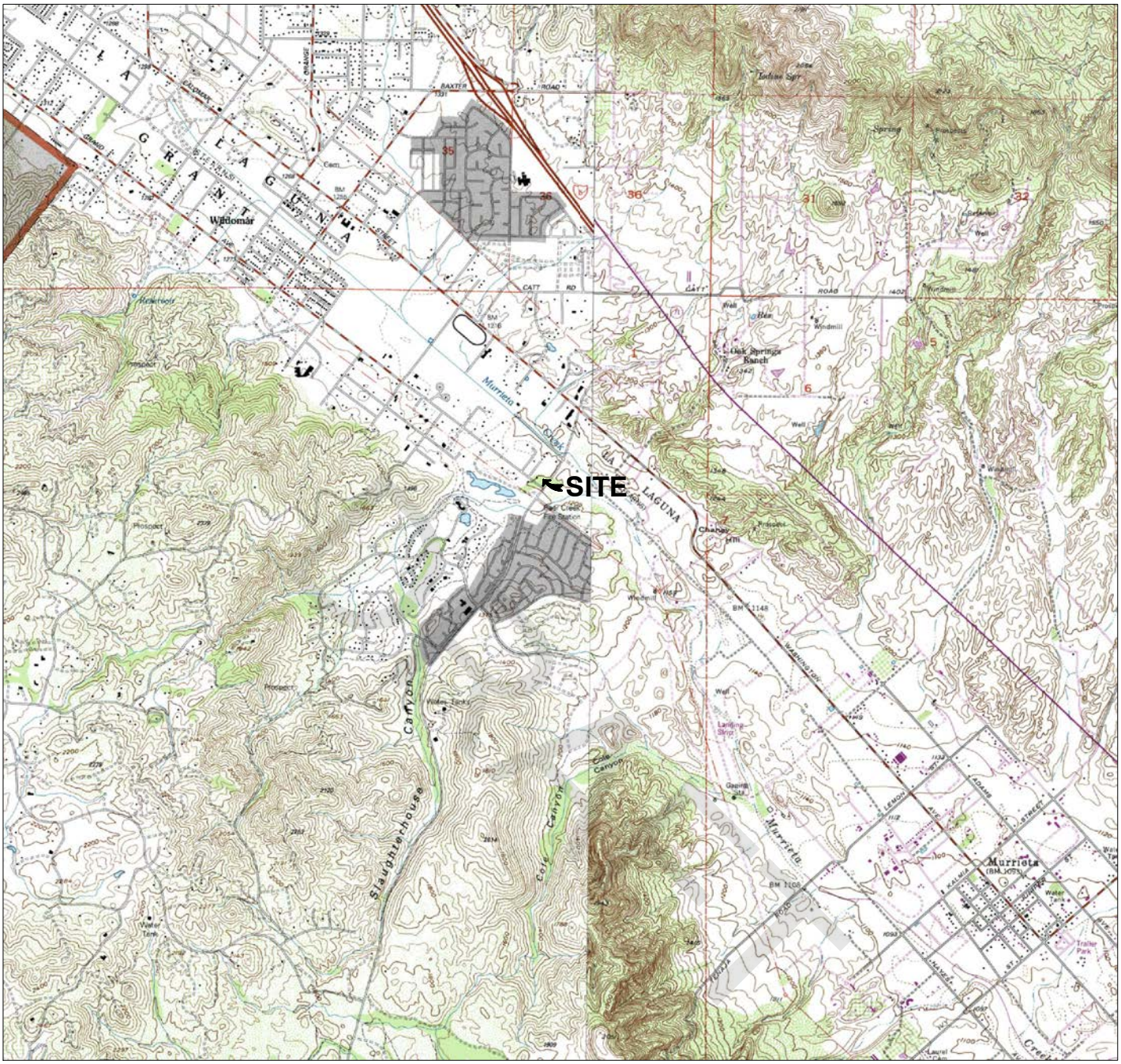
FIGURES



REFERENCE: USGS 7.5 X 15 MINUTE QUADRANGLE; WILDOMAR, CA 1997

Stantec
735 E CARNEGIE DRIVE, SUITE 280
SAN BERNARDINO, CA 92408
PHONE: (909) 335-6116 FAX: (909) 335-6120

FOR:
CHIQUITO BATTERY ENERGY STORAGE SYSTEM PROJECT
NEAR NEC CLINTON KEITH ROAD AND GRAND AVENUE
WILDOMAR, CALIFORNIA

SITE LOCATION MAP

FIGURE: 1

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
185805178	JEF	JEF	JEF	11/5/2021

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EXPLANATION

APPROXIMATE PROJECT BOUNDARY

N

0 300 600

APPROXIMATE SCALE (FEET)

Stantec
735 E CARNEGIE DRIVE, SUITE 280
SAN BERNARDINO, CA 92408
PHONE:(909) 335-6116 FAX:(909) 335-6120

FOR:
CHIQUITO BATTERY ENERGY STORAGE SYSTEM PROJECT
NEAR NEC CLINTON KEITH ROAD AND GRAND AVENUE
WILDOMAR, CALIFORNIA

SITE VICINITY MAP

FIGURE: 2

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
185805178	JEF	JEF	JEF	11/5/2021

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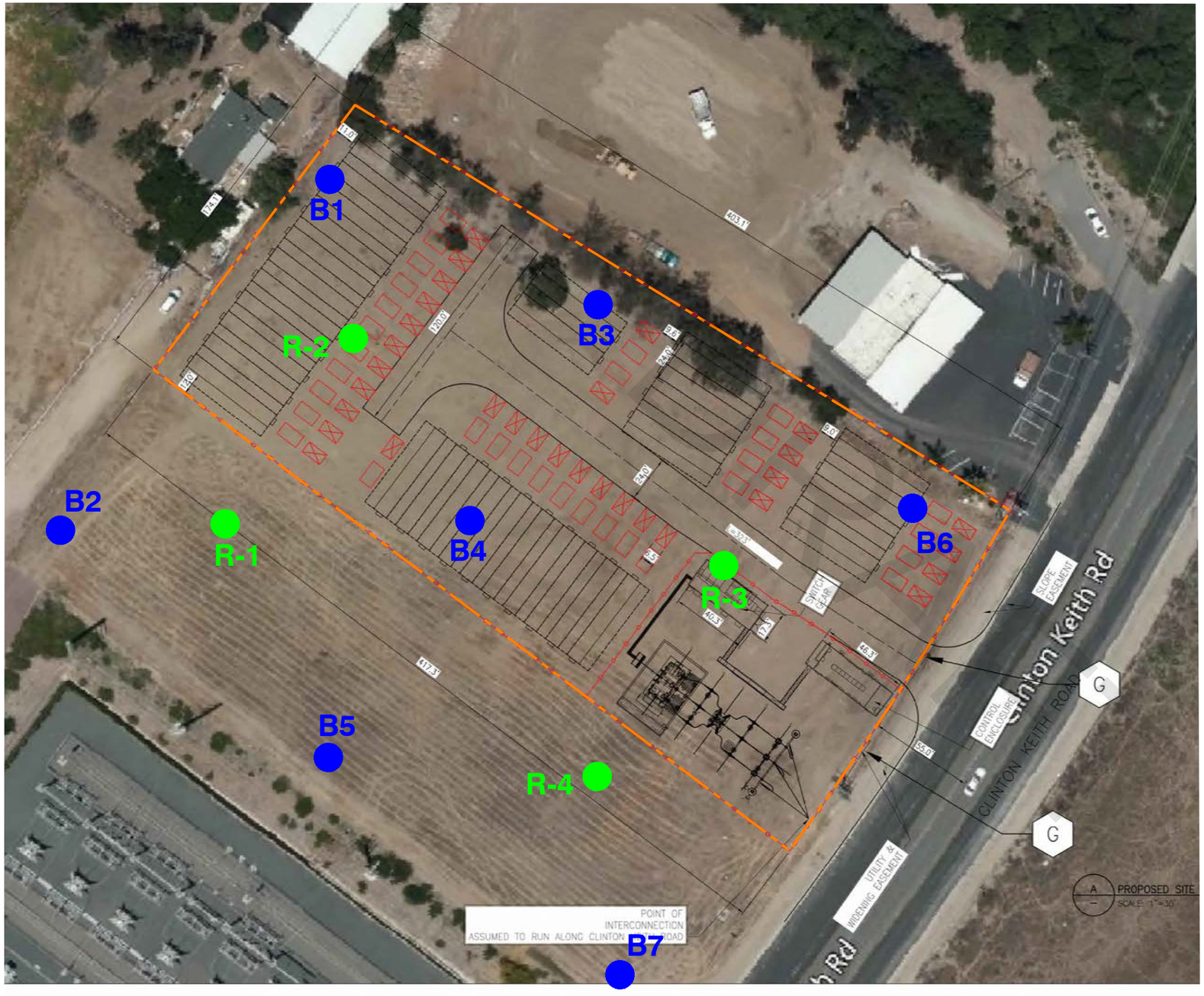
B1
B2
B3
B4
B5
B6
B7
R-1
R-2
R-3
R-4
G
G
CLINTON KEITH ROAD
Clinton Keith Rd
SLOPE EASEMENT
CONTROL ENCLOSURE
SWITCH GEAR
UTILITY & WIDENING EASEMENT
POINT OF INTERCONNECTION
ASSUMED TO RUN ALONG CLINTON KEITH ROAD
PROPOSED SITE
SCALE: 1"=30'
403'±
417.53'
204.9'
240'
240'
240

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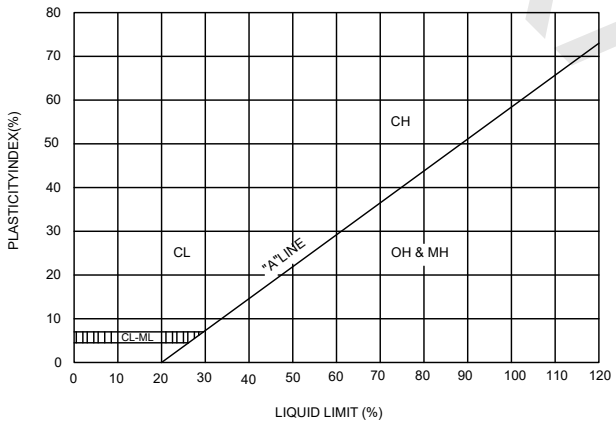
APPENDIX A
BORING LOGS

UNIFIED SOIL CLASSIFICATION (ASTM D-2487)

MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS >50% RETAINED ON NO. 200 SIEVE	GRAVELS >50% OF COARSE FRACTION RETAINED ON NO 4. SIEVE	*CLEAN GRAVELS <5% FINES	Cu>4 AND 1<Cc<3	GW	WELL-GRADED GRAVEL
			Cu>4 AND 1>Cc>3	GP	POORLY-GRADED GRAVEL
		*GRAVELS WITH FINES >12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS >50% OF COARSE FRACTION PASSES ON NO 4. SIEVE	*CLEAN SANDS <5% FINES	Cu>6 AND 1<Cc<3	SW	WELL-GRADED SAND
			Cu>6 AND 1>Cc>3	SP	POORLY-GRADED SAND
		*SANDS AND FINES >12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS >50% PASSES NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT<50	INORGANIC	PI>7 AND PLOTS>"A" LINE	CL	LEAN CLAY
			PI>4 AND PLOTS<"A" LINE	ML	SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT>50	INORGANIC	PI PLOTS >"A" LINE	CH	FAT CLAY
			PI PLOTS <"A" LINE	MH	ELASTIC SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR		PT	PEAT

* Dual symbols required for fines content between 5% and 12%

PLASTICITY CHART



SAMPLER TYPES

- SPT
- Modified California (2.5" I.D.)
- Rock Core
- Shelby Tube
- No Recovery
- Grab Sample

ADDITIONAL TESTS

COR	-	CHEMICAL ANALYSIS (CORROSIVITY)	PI	-	PLASTICITY INDEX
CD	-	CONSOLIDATED DRAINED TRIAXIAL	EI	-	EXPANSION INDEX
CN	-	CONSOLIDATION	TC	-	CYCLIC TRIAXIAL
CU	-	CONSOLIDATED UNDRAINED TRIAXIAL	TV	-	TORVANE SHEAR
DS	-	DIRECT SHEAR	UC	-	UNCONFINED COMPRESSION
PP	-	POCKET PENETROMETER (TSF)	(1.5)	-	(WITH SHEAR STRENGTH IN KSF)
#200	-	Percent Passing #200 SIEVE			
RV	-	R-VALUE	UU	-	UNCONSOLIDATED UNDRAINED TRIAXIAL
SA	-	SIEVE ANALYSIS: % PASSING			
▼	-	WATER LEVEL			

PENETRATION RESISTANCE (RECORDED AS BLOWS / FOOT)

SAND & GRAVEL		SILT & CLAY		
RELATIVE DENSITY	BLOWS/FOOT*	CONSISTENCY	BLOWS/FOOT*	STRENGTH** (KSF)
VERY LOOSE	0 - 4	VERY SOFT	0 - 2	0 - 0.25
LOOSE	4 - 10	SOFT	2 - 4	0.25 - 0.5
MEDIUM DENSE	10 - 30	MEDIUM STIFF	4 - 8	0.5-1.0
DENSE	30 - 50	STIFF	8 - 15	1.0 - 2.0
VERY DENSE	OVER 50	VERY STIFF	15 - 30	2.0 - 4.0
		HARD	OVER 30	OVER 4.0

* NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).

* * UNDRAINED SHEAR STRENGTH IN KIPS/SQ. FT. AS DETERMINED BY LABORATORY TESTING OR APPROXIMATED BY THE STANDARD PENETRATION TEST, POCKET PENETROMETER, TORVANE, OR VISUAL OBSERVATION.

DRAFT

LEGEND TO BORING LOGS AND SOIL DESCRIPTIONS

Stantec

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-1** PAGE 1 OF 1

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 9.03"** LONGITUDE: **117° 15' 17.94"**
GROUND ELEV (ft): **1211** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-1-Bulk	MDD, CORR, TR			
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/2 very dark grayish brown; 10% fine gravel; 59% fine to coarse grained sand; 31% fines; dry; no petroleum hydrocarbon odor (PHCO); no staining.		B-1-2'	SA			
5			10YR 3/3 dark brown; 10% fine gravel; 50% fine to coarse grained sand; 40% fines; moist; very dense below 5 feet.		B-1-5'		20 31 42		5
					B-1-7'	DS	24 29 50-5"		
10		CL	**CLAY WITH SAND AND GRAVEL** ; CL; 10YR 3/3 dark brown; 20% fine gravel; 25% fine to coarse grained sand; 55% fines; moist; very stiff; low plasticity; no PHCO; no staining.		B-1-10'		10 12 16		10
15			10% fine gravel; 10% fine to coarse grained sand; 80% fines below 15 feet.		B-1-15'		13 16 33		15
20		SM	**SILTY SAND** ; SM; 10YR 3/2 very dark grayish brown; 90% fine to coarse grained sand; 10% fines; moist; medium dense; no PHCO; no staining.		B-1-20'		3 5 8		20
			Hole terminated at 21.5 feet.						

DRAFT

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-2** PAGE 1 OF 1

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.07"** LONGITUDE: **117° 15' 19.64"**
GROUND ELEV (ft): **1205** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **20.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-2-Bulk	TR			
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/3 dark brown; 5% gravel; 85% fine to coarse grained sand; 10% fines; moist; no petroleum hydrocarbon odor (PHCO); no staining.		B-2-2'	SA			
5		CL	**CLAY WITH SAND** ; CL; 10YR 4/3 brown; 35% fine to medium grained sand; 65% fines; moist; hard; low plasticity; no PHCO; no staining.		B-2-5'	DS, #200, AL	11 31 50-3"		5
			CLAY WITH SAND AND GRAVEL ; 5% fine gravel; 15% fine to coarse grained sand; 80% fines; moist; very stiff below 5 feet		B-2-7'		4 10 13		
10			**CLAY WITH SAND** ; 10% fine to coarse grained sand; 90% fines below 10 feet		B-2-10'		7 13 28		10
15			**CLAY WITH SAND AND GRAVEL** ; 5% fine gravel; 15% fine to coarse grained sand; 80% fines below 15 feet		B-2-15'		6 8 16		15
			HETEROGENEOUS GRANITIC ROCK (Khg) Grandiorite; hard; dry; slightly weathered						
20					B-2-20'		50-2"		20
			Refusal at 20.5 feet. Hole terminated at 20.5 feet.						

DRAFT

GEO FORM 304 HECATE_CHIQUITO_SOIL_BORING_LOGS.GPJ SECOR INTL.GDT 11/19/21

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-3** PAGE 1 OF 1
NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 8.22"** LONGITUDE: **117° 15' 16.17"**
GROUND ELEV (ft): **1207** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)						
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 4/3 brown; 12% fine gravel; 58% fine to coarse grained sand; 30% fines; dry; no PHCO; no staining.		B-3-2'	SA			
5			Very dense below 5 feet		B-3-5'		18 36 50-5"		5
			2% fine gravel; 61% fine to coarse grained sand; 37% fines; medium dense below 7 feet		B-3-7'	DS, SA	12 27 33		
10		CL	**CLAY TRACE SAND** ; CL; 10YR 3/3 dark brown; 5% fine to medium grained sand; 95% fines; moist; very stiff; low plasticity; no PHCO; no staining.		B-3-10'		5 13 13		10
15					B-3-15'		9 23 41		15
20		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 4/3 brown; 10% fine gravel; 60% fine to coarse grained sand; 30% fines; wet; very dense; no PHCO; no staining.		B-3-20'		9 25 29		20
			Hole terminated at 21.5 feet.						

DRAFT

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-4** PAGE 1 OF 2
NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.07"** LONGITUDE: **117° 15' 16.93"**
GROUND ELEV (ft): **1209** TOC ELEV (ft):
INITIAL DTW (ft): **23.0** BOREHOLE DEPTH (ft): **26.0**
STATIC DTW (ft): **23.0** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-4-Bulk	MDD, CORR			
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/4 dark yellowish brown; 10% fine gravel; 70% fine to coarse grained sand; 20% fines; moist; no PHCO; no staining.		B-4-2'				
5		SP-SM	**POORLY GRADED SAND WITH SILT** ; SP-SM; 10YR 3/3 dark brown; 10% fine gravel; 80% fine to coarse grained sand; 10% fines; moist; very dense; no PHCO; no staining.		B-4-5'	DS	15 50-6"		5
		SM	**SILTY SAND TRACE GRAVEL** ; SM; 5% fine gravel; 45% fine to coarse grained sand; 50% fines; moist; medium dense; no PHCO; no staining.		B-4-7'		5 10 15		
10			**SILTY SAND WITH GRAVEL** ; 10% fine gravel; 70% fine to coarse grained sand; 20% fines below 10 feet		B-4-10'	DS	10 18 25		10
15		CL	**CLAY WITH SAND** ; CL; 5% fine to coarse grained sand; 95% fines; moist; very stiff; low plasticity; no PHCO; no staining.		B-4-15'		3 5 21		15
20			5% fine gravel; 10% fine to coarse grained sand; 85% fines; stiff below 20 feet		B-4-20'		3 5 20		20

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PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-4** PAGE 2 OF 2

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.07"** LONGITUDE: **117° 15' 16.93"**
GROUND ELEV (ft): **1209** TOC ELEV (ft):
INITIAL DTW (ft): **23.0** BOREHOLE DEPTH (ft): **26.0**
STATIC DTW (ft): **23.0** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
25			**HETEROGENEOUS GRANITIC ROCK (Khg)** Grandiorite; hard; dry; slightly weathered Refusal at 26 feet. Hole terminated at 26 feet.		B-4-25'		50-6"		25
30									30
35									35
40									40

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PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-5** PAGE 1 OF 1

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 5.85"** LONGITUDE: **117° 15' 17.83"**
GROUND ELEV (ft): **1207** TOC ELEV (ft):
INITIAL DTW (ft): **19.6** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **19.6** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)						
		ML	**SILT WITH SAND** ; ML; 10YR 3/3 dark brown; 2% fine gravel; 40% fine to coarse grained sand; 58% fines; dry; no PHCO; no staining.		B-5-2'	SA			
5		SC	**SAND WITH CLAY AND GRAVEL** ; SC; 10YR 3/2 very dark grayish brown; 5% fine gravel; 55% fine to coarse grained sand; 40% fines; moist; dense; no PHCO; no staining.		B-5-5'	#200, AL	11 21 24		5
					B-5-7'	DS	11 17 32		
10		CL	**CLAY WITH SAND** ; CL; 10YR 3/2 very dark grayish brown; 10% fine to medium grained sand; 90% fines; moist; very stiff; no PHCO; no staining.		B-5-10'		5 7 12		10
15					B-5-15'		9 29 50-5"		15
20			20% fine to medium grained sand; 80% fines below 20 feet		B-5-20'		7 18 50-5"		20
			Hole terminated at 21.5 feet.						

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PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-6** PAGE 1 OF 1

Stantec

NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 7.21"** LONGITUDE: **117° 15' 14.18"**
GROUND ELEV (ft): **1204** TOC ELEV (ft):
INITIAL DTW (ft): **19** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **19** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-6-Bulk	TR			
		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/3 dark brown; 30% fine gravel; 49% fine to coarse grained sand; 21% fines; dry; no\PHCO; no staining.		B-6-2'	SA			
5			Medium dense below 5 feet.		B-6-5'		12 12 9		5
		SC	**CLAYEY SAND** ; SC; 10YR 3/2 very dark grayish brown; 20% fine gravel; 65% fine to coarse grained sand; 15% fines; moist; medium dense; no PHCO; no staining.		B-6-7'		8 9 18		
10					B-6-10'	DS	4 9 21		10
15			10YR 3/3 dark brown; 25% gravel; 55% fine to coarse grained sand; 20% fines; dense below 15 feet.		B-6-15'		9 21 19		15
20			Medium dense below 20 feet.		B-6-20'		4 12 25		20
			Hole terminated at 21.5 feet.						

DRAFT

PROJECT: **Hecate Chiquito BESS**
LOCATION: **Clinton Keith Rd & Grand Ave, Wildomar, CA**
PROJECT NUMBER: **185805178**
DRILLING: STARTED **10/7/21** COMPLETED: **10/7/21**
INSTALLATION: STARTED **10/7/21** COMPLETED: **10/7/21**
DRILLING COMPANY: **ABC Liovin**
DRILLING EQUIPMENT: **CME-75**
DRILLING METHOD: **Hollow Stem Auger**
SAMPLING EQUIPMENT: **Split Spoon**

WELL / TEST PIT / BOREHOLE NO: **B-7** PAGE 1 OF 1

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NORTHING (ft): EASTING (ft):
LATITUDE: **33° 35' 4.78"** LONGITUDE: **117° 15' 16.07"**
GROUND ELEV (ft): **1206** TOC ELEV (ft):
INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **21.5**
STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **8**
LOGGED BY: **K. Grasso** CHECKED BY: **J. Fischer**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Geotechnical Lab Testing	Blow Count	PID Reading (ppmv)	Depth (feet)
			QUATERNARY YOUNG ALLUVIAL VALLEY DEPOSITS (Qyv)		B-7-Bulk	MDD, CORR, TR			
		SM	**SILTY SAND** ; SM; 10YR 4/3 brown; 11% fine gravel; 50% fine to coarse grained sand; 39% fines; dry; no PHCO; no staining.		B-7-1'	SA			
5		SC	**CLAYEY SAND** ; SC; 10YR 3/3 dark brown; 5% fine gravel; 53% fine to coarse grained sand; 42% fines; moist; dense; no PHCO; no staining.		B-7-5'	#200	11 12 18		5
			Medium dense below 7 feet		B-7-7'		7 7 18		
10		CL	**SANDY CLAY** ; CL; 10YR 3/6 dark yellowish brown; 5% fine gravel; 35% fine to coarse grained sand; 60% fines; moist; very stiff; no PHCO; no staining.		B-7-10'		7 12 15		10
15			5% fine gravel; 15% fine to coarse grained sand; 80% fines below 15 feet		B-7-15'		5 10 27		15
20		SM	**SILTY SAND WITH GRAVEL** ; SM; 10YR 3/6 dark yellowish brown; 5% fine gravel; 70% fine to coarse grained sand; 25% fines; moist; very dense; no PHCO; no staining.		B-7-20'		37 50-6"		20
			Hole terminated at 21.5 feet.						

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APPENDIX B
LABORATORY TEST RESULTS

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B1-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 392.10
Moisture Content (%): 4.1

Analysis based on total sample.

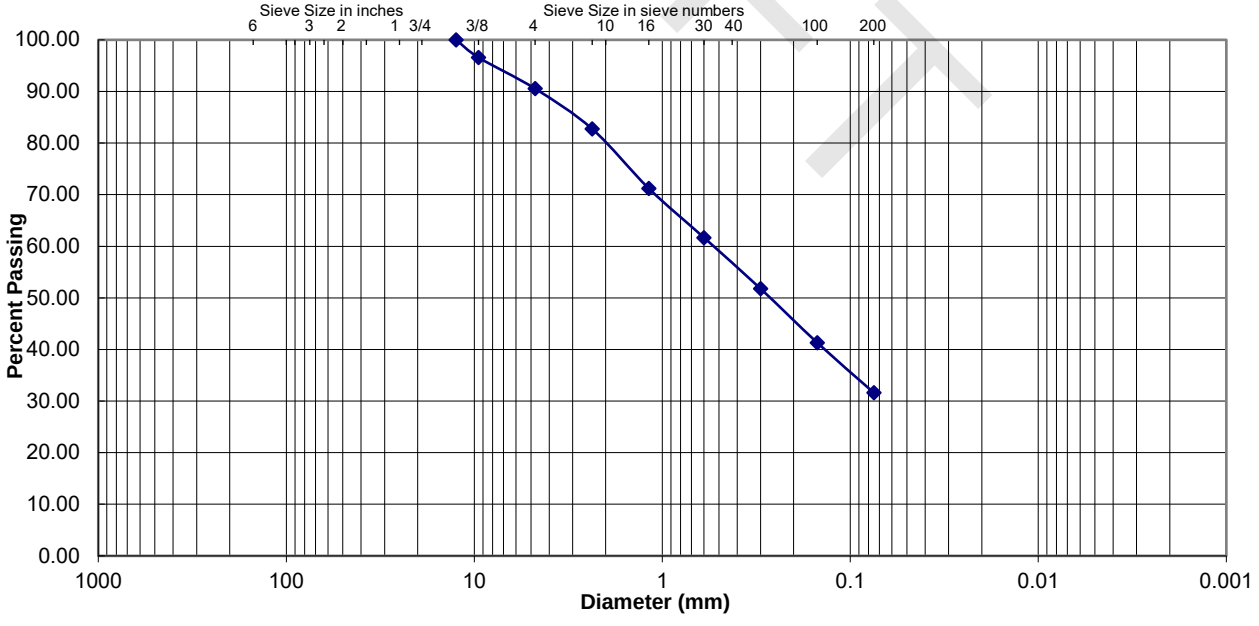
Sieve Size	Grams Retained	% Retained	% Passing
1/2"	0.00	0.0	100.0
3/8"	13.40	3.4	96.6
No. 4	23.70	6.0	90.5
No. 8	30.60	7.8	82.7
No. 16	45.20	11.5	71.2
No. 30	37.40	9.5	61.7
No. 50	38.80	9.9	51.8
No. 100	41.00	10.5	41.3
No. 200	38.00	9.7	31.6
Pan	124.00	31.6	---

% Gravel	9.5
% Sand	58.9
% Fines	31.6
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By: JF

PROFIT

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B2-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 307.90
Moisture Content (%): 4.4

Analysis based on total sample.

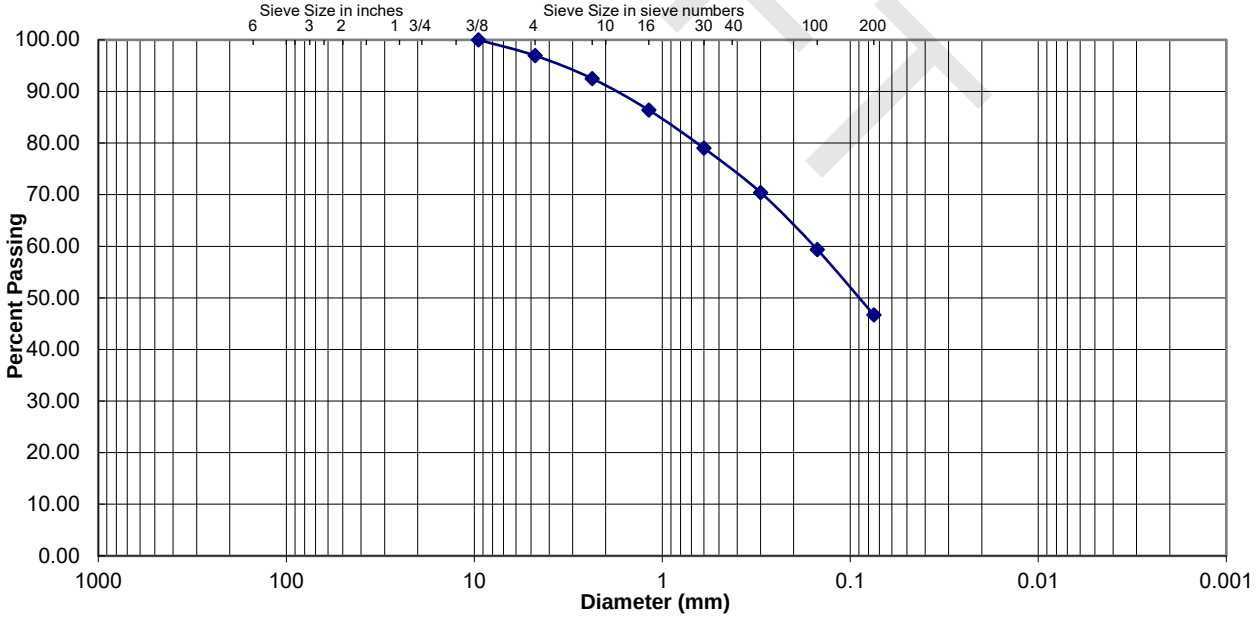
Sieve Size	Grams Retained	% Retained	% Passing
3/8"	0.00	0.0	100.0
No. 4	9.40	3.1	96.9
No. 8	13.70	4.4	92.5
No. 16	18.80	6.1	86.4
No. 30	22.80	7.4	79.0
No. 50	26.40	8.6	70.4
No. 100	34.00	11.0	59.4
No. 200	39.00	12.7	46.7
Pan	143.80	46.7	---

% Gravel	3.1
% Sand	50.2
% Fines	46.7
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By: JF

PROOF

Stantec

Materials Finer Than 75µm (No. 200) Sieve

ASTM D 1140

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	CalMod	Lab ID	B2-5'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Test Date	10-21-2021

Initial Sample Wet Mass (g)	231.50	Moisture Content (%)	9.9
Initial Oven Dry Sample Mass (g)	210.70		
Final Oven Dry Sample Mass (g)	72.80		
Materials Finer Than 75µm (No. 200) Sieve (g)	137.90		
Percent Finer Than 75µm (No. 200) Sieve (%)	65.4		

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Comments

Reviewed By JF

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ATTERBERG LIMITS

Project	Hecate Chiquito BESS			Project No.	185805178
Source	CalMod			Lab ID	B2-5'
Tested By	JP	Test Method	ASTM D 4318	% + No. 40	10
Test Date	02-25-2021	Prepared	Dry	Date Received	10-18-2021

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Number of Blows	Water Content (%)	Liquid Limit
17.49	16.60	13.48	33	28.5	
19.75	18.28	13.41	28	30.2	
19.72	18.28	13.64	23	31.0	31

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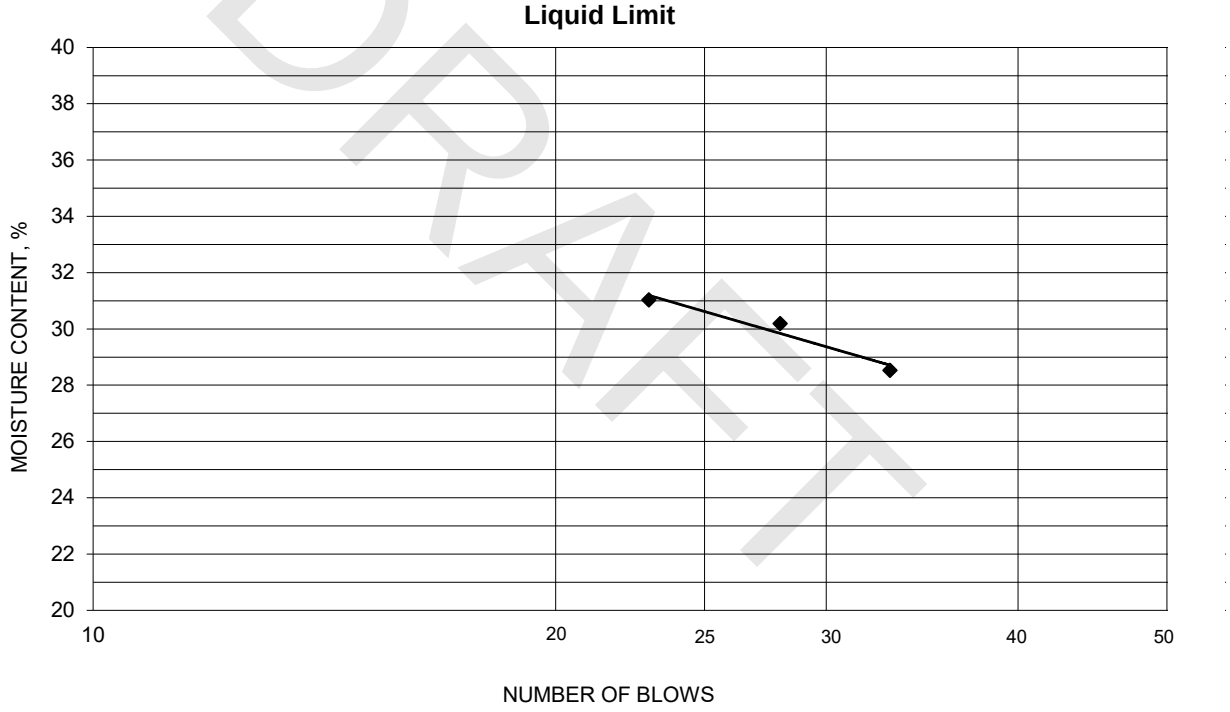


PLASTIC LIMIT AND PLASTICITY INDEX

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Water Content (%)	Plastic Limit	Plasticity Index
19.73	18.85	13.74	17.2	17	14

Remarks: USCS Soil Type = Clay (CL)

Reviewed By JF

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B3-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 318.70
Moisture Content (%): 4.2

Analysis based on total sample.

Sieve Size	Grams Retained	% Retained	% Passing
1/2"	0.00	0.0	100.0
3/8"	16.90	5.3	94.7
No. 4	20.40	6.4	88.3
No. 8	25.40	8.0	80.3
No. 16	34.60	10.9	69.5
No. 30	30.80	9.7	59.8
No. 50	32.20	10.1	49.7
No. 100	32.90	10.3	39.4
No. 200	29.70	9.3	30.1
Pan	95.80	30.1	---

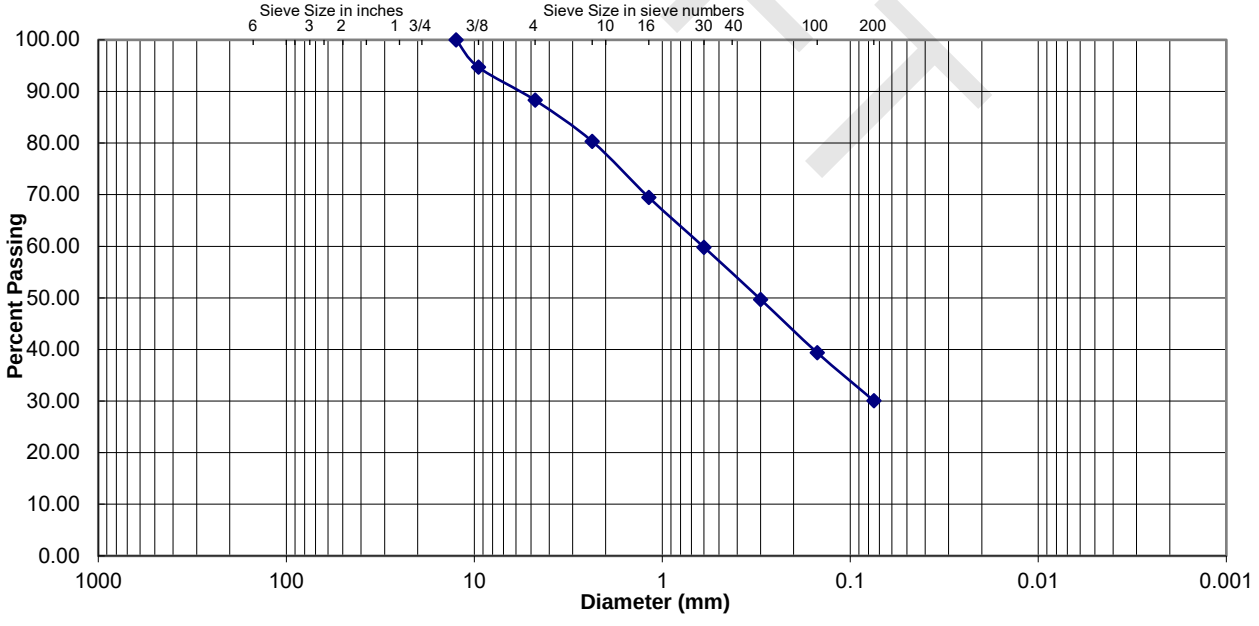
% Gravel	11.7
% Sand	58.2
% Fines	30.1
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

PROFIT

Particle Size Distribution



Comments

Reviewed By: JF

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: CalMod

Project Number: 185805178
Lab ID: B3-7'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 316.40
Moisture Content (%): 7.5

Analysis based on total sample.

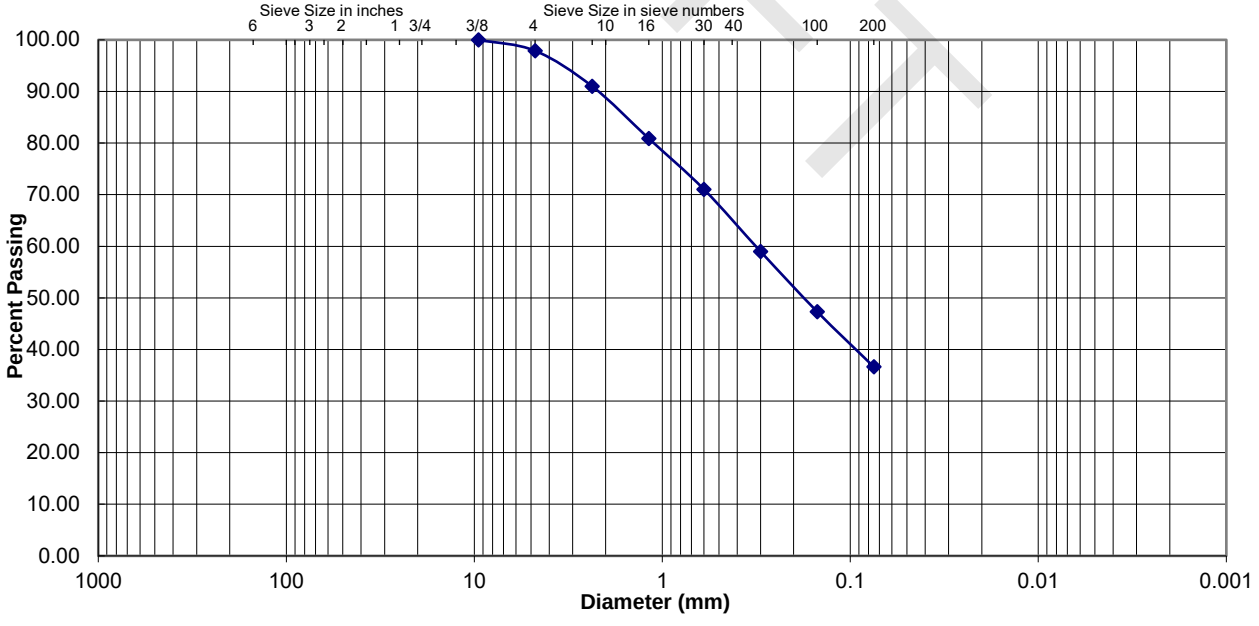
Sieve Size	Grams Retained	% Retained	% Passing
3/8"	0.00	0.0	100.0
No. 4	6.70	2.1	97.9
No. 8	21.80	6.9	91.0
No. 16	32.00	10.1	80.9
No. 30	31.20	9.9	71.0
No. 50	38.10	12.0	59.0
No. 100	36.90	11.7	47.3
No. 200	33.80	10.7	36.6
Pan	115.90	36.6	---

% Gravel	2.1
% Sand	61.3
% Fines	36.6
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By: JF

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Stantec

Gradation Analysis
ASTM D 422

Project Name Hecate Chiquito BESS
Source Grab

Project Number 185805178
Lab ID B5-2'
Date Received 10-18-2021
Preparation Date 10-21-2021
Test Date 10-22-2021

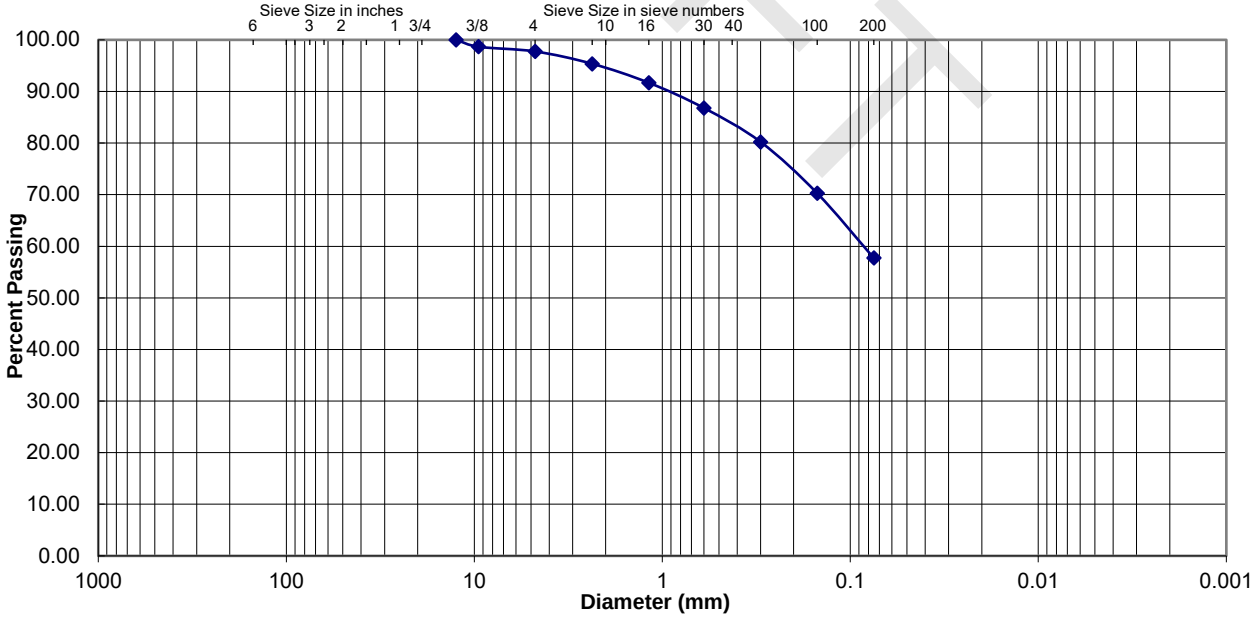
Preparation Method ASTM D 1140 Method A
Particle Shape
Particle Hardness
Sample Dry Mass (g) 342.70
Moisture Content (%) 5.5

Analysis based on total sample.

Sieve Size	Grams Retained	% Retained	% Passing
1/2"	0.00	0.0	100.0
3/8"	4.60	1.3	98.7
No. 4	3.10	0.9	97.8
No. 8	8.20	2.4	95.4
No. 16	12.60	3.7	91.7
No. 30	16.80	4.9	86.8
No. 50	22.50	6.6	80.2
No. 100	34.10	10.0	70.3
No. 200	43.00	12.5	57.7
Pan	197.80	57.7	---

% Gravel	2.2
% Sand	40.0
% Fines	57.7
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Particle Size Distribution



Comments

Reviewed By JF

PROFIT

Stantec

Materials Finer Than 75µm (No. 200) Sieve

ASTM D 1140

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	SPT	Lab ID	B5-5'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Test Date	10-21-2021

Initial Sample Wet Mass (g)	240.10	Moisture Content (%)	15.5
Initial Oven Dry Sample Mass (g)	207.80		
Final Oven Dry Sample Mass (g)	124.70		
Materials Finer Than 75µm (No. 200) Sieve (g)	83.10		
Percent Finer Than 75µm (No. 200) Sieve (%)	40.0		

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Comments

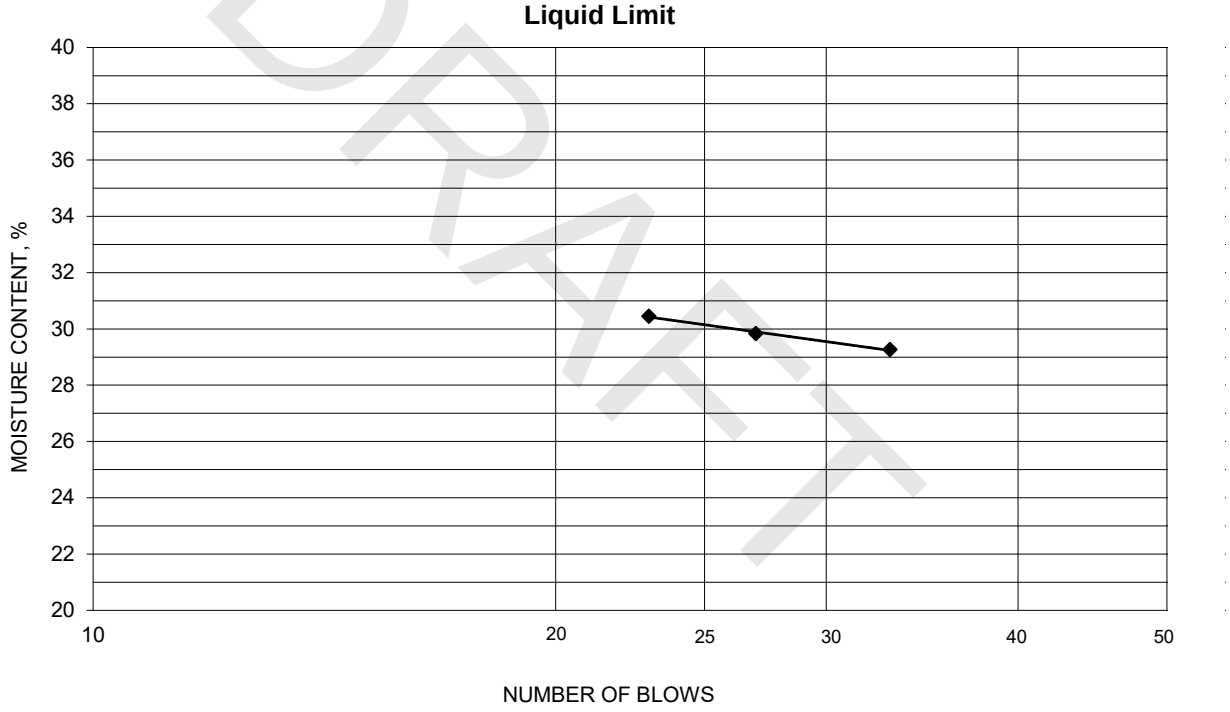
Reviewed By JF

Stantec

ATTERBERG LIMITS

Project	Hecate Chiquito BESS			Project No.	185805178
Source	SPT			Lab ID	B5-5'
Tested By	JP	Test Method	ASTM D 4318	% + No. 40	20
Test Date	02-25-2021	Prepared	Dry	Date Received	10-18-2021

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Number of Blows	Water Content (%)	Liquid Limit
19.19	17.92	13.58	33	29.3	
18.26	17.18	13.56	27	29.8	
18.63	17.43	13.49	23	30.5	30



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PLASTIC LIMIT AND PLASTICITY INDEX

Wet Soil and Tare Mass (g)	Dry Soil and Tare Mass (g)	Tare Mass (g)	Water Content (%)	Plastic Limit	Plasticity Index
20.48	19.30	13.43	20.1	20	10

Remarks: USCS Soil Type = Clay (CL)

Reviewed By JF

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B6-2'
Date Received: 10-18-2021
Preparation Date: 10-21-2021
Test Date: 10-22-2021

Preparation Method: ASTM D 1140 Method A
Particle Shape:
Particle Hardness:
Sample Dry Mass (g): 352.40
Moisture Content (%): 4.9

Analysis based on total sample.

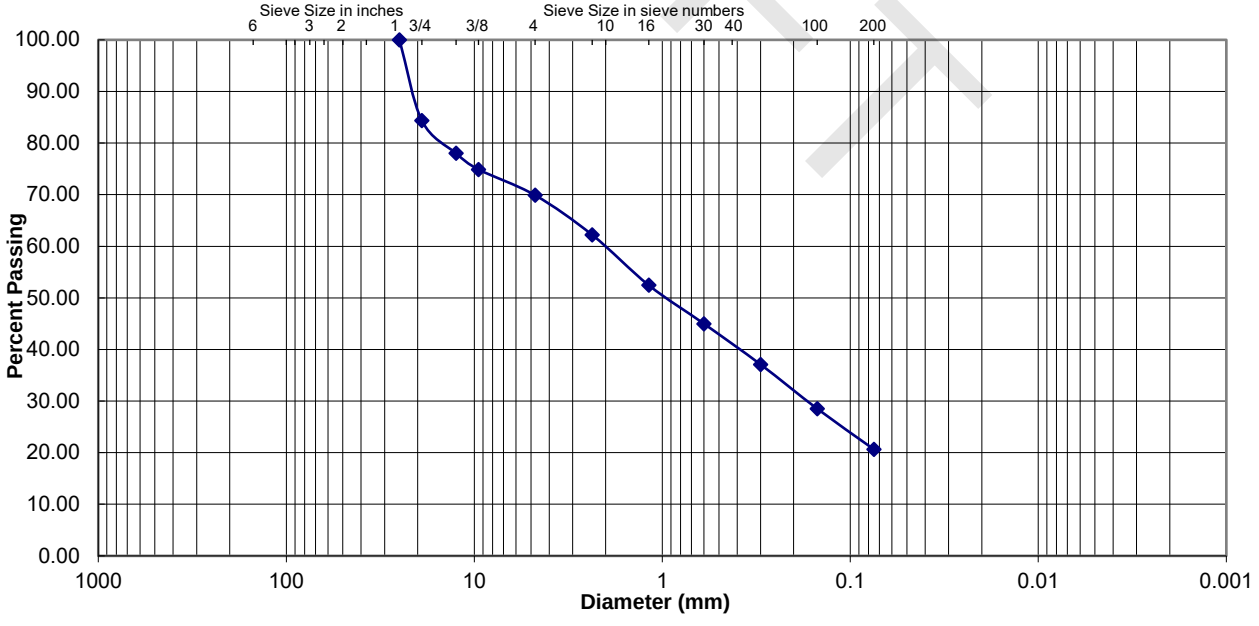
Sieve Size	Grams Retained	% Retained	% Passing
1"	0.00	0.0	100.0
3/4"	55.20	15.7	84.3
1/2"	22.30	6.3	78.0
3/8"	11.00	3.1	74.9
No. 4	17.60	5.0	69.9
No. 8	27.10	7.7	62.2
No. 16	34.40	9.8	52.4
No. 30	26.30	7.5	45.0
No. 50	27.80	7.9	37.1
No. 100	30.20	8.6	28.5
No. 200	27.70	7.9	20.7
Pan	72.80	20.7	---

% Gravel	30.1
% Sand	49.2
% Fines	20.7
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM) with Gravel

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By

Stantec

Gradation Analysis
ASTM D 422

Project Name: Hecate Chiquito BESS
Source: Grab

Project Number: 185805178
Lab ID: B7-2'
Date Received: 10-18-2021
Preparation Method: ASTM D 1140 Method A
Preparation Date: 10-21-2021
Particle Shape:
Test Date: 10-22-2021
Particle Hardness:
Sample Dry Mass (g): 369.10
Moisture Content (%): 3.8

Analysis based on total sample.

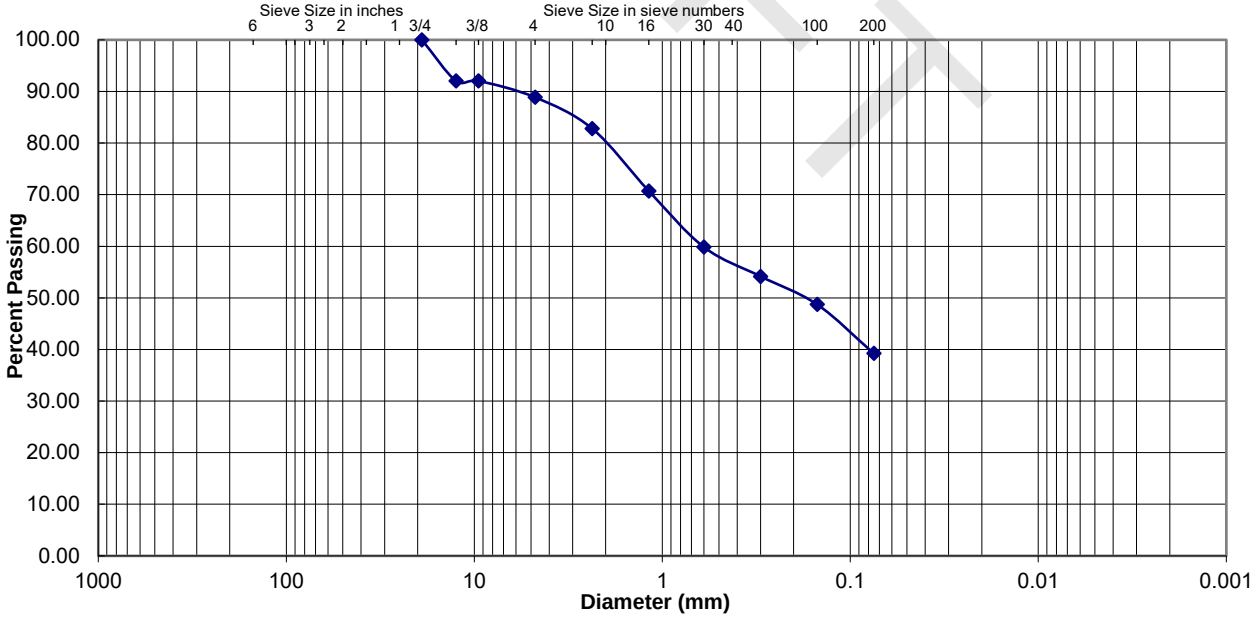
Sieve Size	Grams Retained	% Retained	% Passing
3/4"	0.00	0.0	100.0
1/2"	29.40	8.0	92.0
3/8"	0.00	0.0	92.0
No. 4	11.70	3.2	88.9
No. 8	22.40	6.1	82.8
No. 16	44.60	12.1	70.7
No. 30	40.20	10.9	59.8
No. 50	20.90	5.7	54.2
No. 100	20.10	5.4	48.7
No. 200	35.00	9.5	39.2
Pan	144.80	39.2	---

% Gravel	11.1
% Sand	49.6
% Fines	39.2
Fines Classification	ML
D_{10} (mm)	N/A
D_{30} (mm)	N/A
D_{60} (mm)	N/A
Cu	N/A
Cc	N/A

Classification
Silty Sand (SM)

Classification determined by ASTM D 2487. -200 material classification determined by visual assessment, ASTM D 2488.

Particle Size Distribution



Comments

Reviewed By

Stantec

Materials Finer Than 75µm (No. 200) Sieve

ASTM D 1140

Project Name	Hecate Chiquito BESS	Project Number	185805178
Source	SPT	Lab ID	B7-5'
		Date Received	10-18-2021
Preparation Method	ASTM D 1140 Method A	Test Date	10-21-2021

Initial Sample Wet Mass (g)	214.50	Moisture Content (%)	10.5
Initial Oven Dry Sample Mass (g)	194.20		
Final Oven Dry Sample Mass (g)	113.70		
Materials Finer Than 75µm (No. 200) Sieve (g)	80.50		
Percent Finer Than 75µm (No. 200) Sieve (%)	41.5		

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Comments

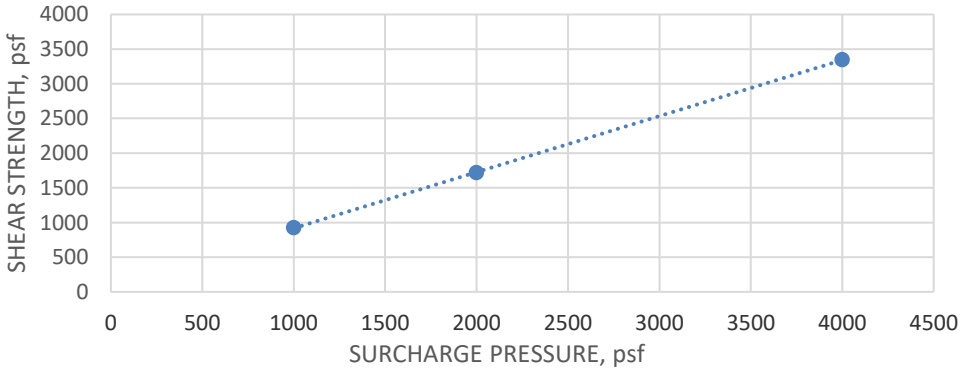
Reviewed By

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B1-7
Source/Location:	B1-7		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		195.1	203.1	203.6
[B]	Weight of Ring (0.1g)		45.5	44.3	45.6
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		149.6	158.8	158.0
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0231	0.0148	0.0044
[F] = [E] - [D]	Height Change		0.0231	0.0148	0.0044
[G] = 1 - [F]	Final Height		0.9769	0.9852	0.9956
	Shear Strength (psf)		924	1716	3346
[H]	Final Weight of Wet Soil (0.1g)		157.1	169.6	167.8
[J]	Weight of Dry Soil (0.1g)		137.0	149.8	147.7
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		120.4		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		9.2%	6.0%	7.0%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		123.9	131.5	130.9
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		113.5	124.1	122.3
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		56.2%	48.3%	53.7%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		94.2%	103.0%	101.6%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.49	4.53	4.58
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		14.7%	13.2%	13.6%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		133.2	142.6	139.6
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		116.2	125.9	122.9
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		88.4%	106.3%	99.6%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		96.4%	104.6%	102.0%



Cohesion (psf)	110
Friction Angle (degrees)	39

Remarks:

Reviewed by:

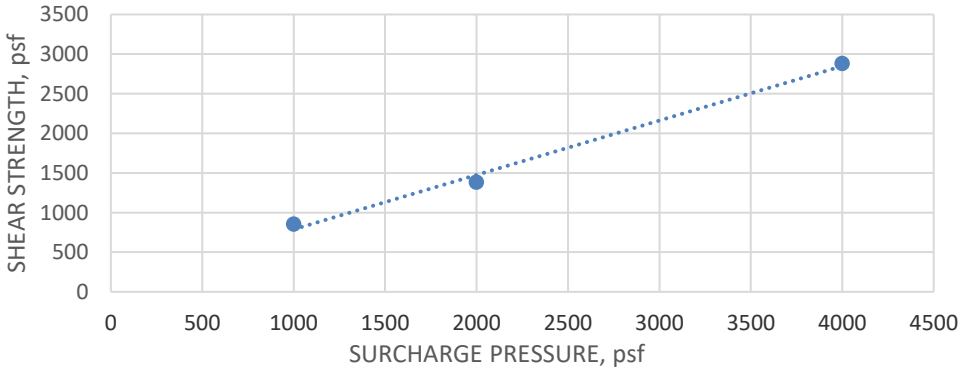
DRAFT

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B2-5
Source/Location:	B2-5		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		200.7	197.9	192.7
[B]	Weight of Ring (0.1g)		45.6	45.7	45.6
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		155.1	152.2	147.1
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0315	0.0052	0.0126
[F] = [E] - [D]	Height Change		0.0315	0.0052	0.0126
[G] = 1 - [F]	Final Height		0.9685	0.9948	0.9874
	Shear Strength (psf)		852	1380	2880
[H]	Final Weight of Wet Soil (0.1g)		161.8	159.6	152.4
[J]	Weight of Dry Soil (0.1g)		134.9	133.7	128.2
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		110.0		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		15.0%	13.8%	14.7%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		128.5	126.1	121.8
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		111.7	110.7	106.2
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		92.0%	81.9%	78.2%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		101.6%	100.7%	96.5%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.46	4.58	4.54
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		19.9%	19.4%	18.9%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		138.4	132.9	127.8
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		115.4	111.3	107.5
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		117.5%	102.3%	90.3%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		104.9%	101.2%	97.8%



Cohesion (psf)	110
Friction Angle (degrees)	34

Remarks:

Reviewed by:

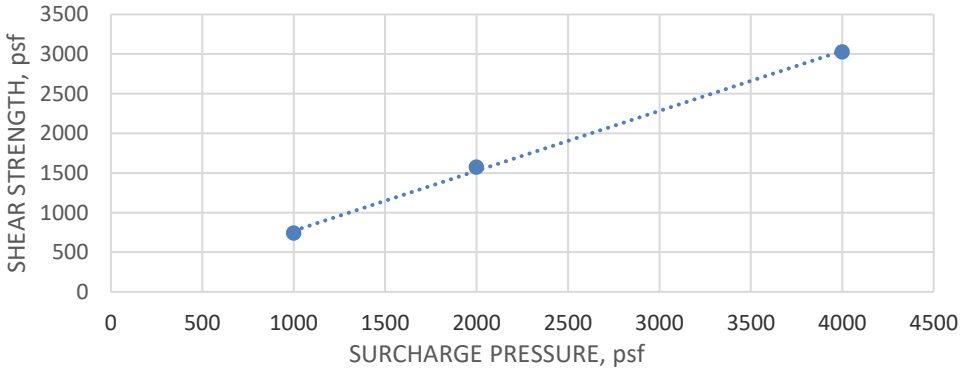
DRAFT

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B3-7
Source/Location:	B3-7		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		198.7	200.7	201.6
[B]	Weight of Ring (0.1g)		45.6	46.1	45.3
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		153.1	154.6	156.3
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0235	0.0141	0.0060
[F] = [E] - [D]	Height Change		0.0235	0.0141	0.0060
[G] = 1 - [F]	Final Height		0.9765	0.9859	0.9940
	Shear Strength (psf)		740	1572	3024
[H]	Final Weight of Wet Soil (0.1g)		160.8	161.6	164.3
[J]	Weight of Dry Soil (0.1g)		141.6	143.2	145.0
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		119.1		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		8.1%	8.0%	7.8%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		126.8	128.0	129.5
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		117.3	118.6	120.1
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		54.6%	55.5%	56.6%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		98.4%	99.6%	100.8%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.49	4.54	4.57
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		13.6%	12.8%	13.3%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		136.4	135.8	136.9
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		120.1	120.3	120.8
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		91.4%	87.1%	91.6%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		100.8%	101.0%	101.4%



Cohesion (psf)	20
Friction Angle (degrees)	37

Remarks:

Reviewed by:

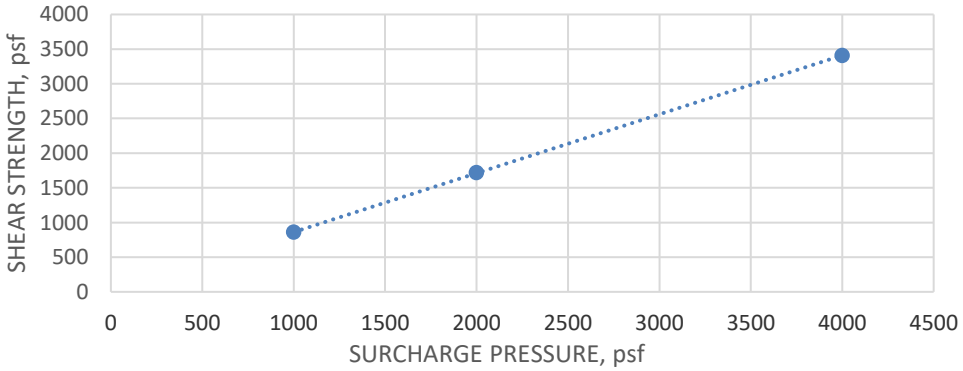
DRAFT

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B4-5
Source/Location:	B4-5		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		194.2	192.6	197.5
[B]	Weight of Ring (0.1g)		43.0	42.3	46.3
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		151.2	150.3	151.2
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0040	0.0052	0.0058
[F] = [E] - [D]	Height Change		0.0040	0.0052	0.0058
[G] = 1 - [F]	Final Height		0.9960	0.9948	0.9942
	Shear Strength (psf)		858	1716	3408
[H]	Final Weight of Wet Soil (0.1g)		159.3	158.1	160.3
[J]	Weight of Dry Soil (0.1g)		138.4	139.4	142.5
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		116.5		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		9.2%	7.8%	6.1%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		125.2	124.5	125.2
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		114.6	115.5	118.0
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		58.4%	49.8%	41.1%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		98.4%	99.1%	101.3%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.58	4.58	4.57
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		15.1%	13.4%	12.5%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		132.5	131.6	133.5
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		115.1	116.1	118.7
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		88.3%	80.6%	80.9%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		98.8%	99.6%	101.9%



Cohesion (psf)	20
Friction Angle (degrees)	40

Remarks:

Reviewed by:

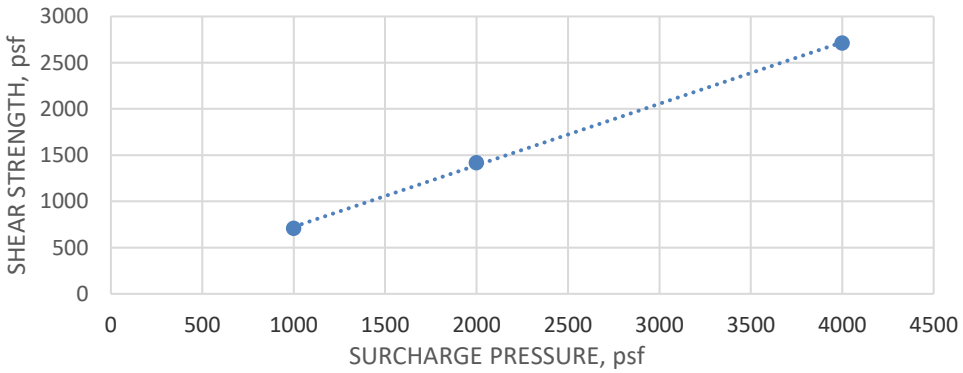
DRAFT

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B4-10
Source/Location:	B4-10		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		203.4	198.2	201.4
[B]	Weight of Ring (0.1g)		45.8	45.6	45.7
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		157.6	152.6	155.7
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0108	0.0018	0.0019
[F] = [E] - [D]	Height Change		0.0108	0.0018	0.0019
[G] = 1 - [F]	Final Height		0.9892	0.9982	0.9981
	Shear Strength (psf)		708	1416	2712
[H]	Final Weight of Wet Soil (0.1g)		160.9	155.8	158.0
[J]	Weight of Dry Soil (0.1g)		139.5	135.7	137.4
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		114.4		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		13.0%	12.5%	13.3%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		130.5	126.4	129.0
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		115.5	112.4	113.8
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		86.8%	76.1%	85.2%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		101.0%	98.3%	99.5%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.55	4.59	4.59
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		15.3%	14.8%	15.0%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		134.7	129.3	131.1
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		116.8	112.6	114.0
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		94.1%	81.0%	85.2%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		102.1%	98.4%	99.7%



Cohesion (psf)	60
Friction Angle (degrees)	34

Remarks:

Reviewed by:

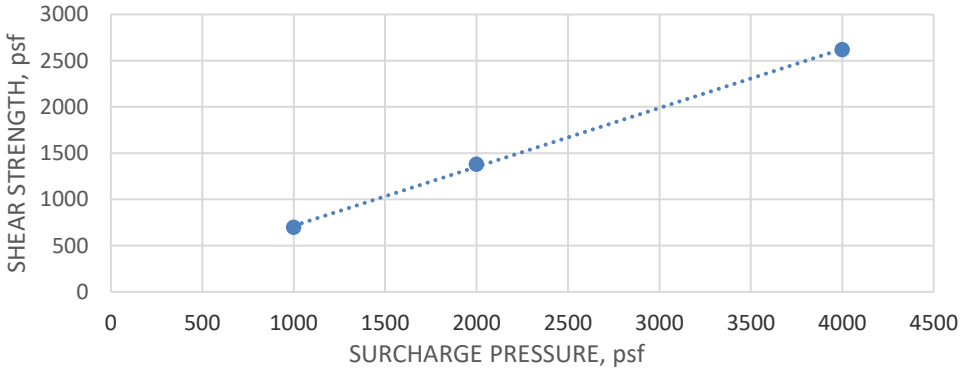
DRAFT

JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B5-7
Source/Location:	B5-7		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		210.3	205.9	206.0
[B]	Weight of Ring (0.1g)		46.0	46.1	44.9
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		164.3	159.8	161.1
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0176	0.0169	0.0085
[F] = [E] - [D]	Height Change		0.0176	0.0169	0.0085
[G] = 1 - [F]	Final Height		0.9824	0.9831	0.9915
	Shear Strength (psf)		696	1380	2616
[H]	Final Weight of Wet Soil (0.1g)		167.4	162.5	164.1
[J]	Weight of Dry Soil (0.1g)		141.8	137.3	137.8
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		115.6		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		15.9%	16.4%	16.9%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		136.1	132.4	133.4
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		117.4	113.7	114.1
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		114.8%	107.5%	112.7%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		101.6%	98.4%	98.8%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.52	4.52	4.56
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		18.1%	18.4%	19.1%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		141.1	136.9	137.1
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		119.6	115.7	115.1
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		119.8%	109.1%	111.7%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		103.4%	100.1%	99.6%



Cohesion (psf)	80
Friction Angle (degrees)	32

Remarks:

Reviewed by:

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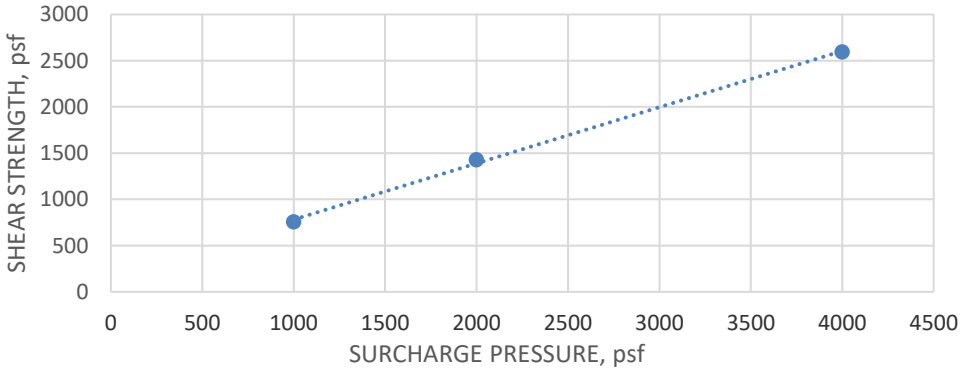
JD & S Testing

Direct Shear Moisture Content & Density

Project Name:	Hecate Chiquito BESS	Project Number:	185805178
Sampled By:	Client	Sample Date: 10/7/2021	Lab #: B6-10
Source/Location:	B6-10		Tested By: JP
Description:			Test Date: 10/23/2021

	Shearing Rate (in./min.)		0.040		
	Normal Pressure (psf)		1000	2000	4000
[A]	Initial Weight of Wet Soil + Ring (0.1g)		205.8	211.3	208.4
[B]	Weight of Ring (0.1g)		46.2	45.7	45.8
[C] = [A] - [B]	Initial Weight of Wet Soil (0.1g)		159.6	165.6	162.6
[D]	Initial Reading	Time	0.0000	0.0000	0.0000
		Time			
		Time			
		Time			
[E]	Final Reading	Time	0.0131	0.0070	0.0055
[F] = [E] - [D]	Height Change		0.0131	0.0070	0.0055
[G] = 1 - [F]	Final Height		0.9869	0.9930	0.9945
	Shear Strength (psf)		756	1428	2592
[H]	Final Weight of Wet Soil (0.1g)		162.0	168.1	164.1
[J]	Weight of Dry Soil (0.1g)		131.5	138.3	136.2
[K]	Specific Gravity		2.7		
[L]	Maximum Dry Density (0.1pcf)		112.5		
[M]	Initial Volume (0.01 cubic inch)		4.60	4.60	4.60
[P] = ([C] - [J]) / [J]	Initial Moisture Content (0.1%)		21.4%	19.7%	19.4%
[Q] = [C] / [M] * 3.81	Initial Wet Density (0.1pcf)		132.2	137.2	134.7
[R] = [Q] / (1 + [P])	Initial Dry Density (0.1pcf)		108.9	114.5	112.8
[S]=[P]x[K]x[R]/([K]x62.3)-[R]	Initial Saturation (0.1%)		128.6%	136.2%	127.2%
[T] = [R] / [L]	Initial Relative Compaction (0.1%)		96.8%	101.8%	100.2%
[U] = [M] X [G]	Final Volume (0.01 cubic inch)		4.54	4.57	4.57
[V] = ([H]-[J]) / [J]	Final Moisture Content (0.1%)		23.2%	21.5%	20.5%
[W] = [H] / [U] * 3.81	Final Wet Density (0.1pcf)		136.0	140.2	136.7
[X] = [W] / (1 + [V])	Final Dry Density (0.1pcf)		110.4	115.4	113.4
[Y]= [V]x[K]x[X]/([K]x62.3)-[X]	Final Saturation (0.1%)		119.5%	127.0%	114.5%
[Z] = [X] / [L]	Final Relative Compaction (0.1%)		98.1%	102.5%	100.8%



Cohesion (psf)	180
Friction Angle (degrees)	31

Remarks:

Reviewed by:

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COMPACTION TEST

Client: Stantec Consulting, Inc. AP Number: 21-1023
Project Name: Hecate Chiquito BESS Tested By: SM Date: 10/20/21
Project No. : 185805178 Calculated By: NR Date: 10/21/21
Boring No.: B1 Checked By: AP Date: 10/21/21
Sample Type: Bulk Sample Date: 10/07/21
Visual Sample Description: Clayey Sand

Compaction Method: [X] ASTM D1557 [ ] ASTM D698
Preparation Method: [ ] Moist [X] Dry

METHOD: A
MOLD VOLUME (CU.FT): 0.0333

Wt. Comp. Soil + Mold (gm.)	3929	4010	3959	3803		
Wt. of Mold (gm.)	1850	1850	1850	1850		
Net Wt. of Soil (gm.)	2079	2160	2109	1953		
Container No.						
Wt. of Container (gm.)	150.06	149.83	141.31	138.32		
Wet Wt. of Soil + Cont. (gm.)	666.46	604.04	611.43	572.28		
Dry Wt. of Soil + Cont. (gm.)	630.36	563.78	558.96	549.96		
Moisture Content (%)	7.52	9.73	12.56	5.42		
Wet Density (pcf)	137.47	142.86	139.48	129.17		
Dry Density (pcf)	127.86	130.19	123.92	122.52		

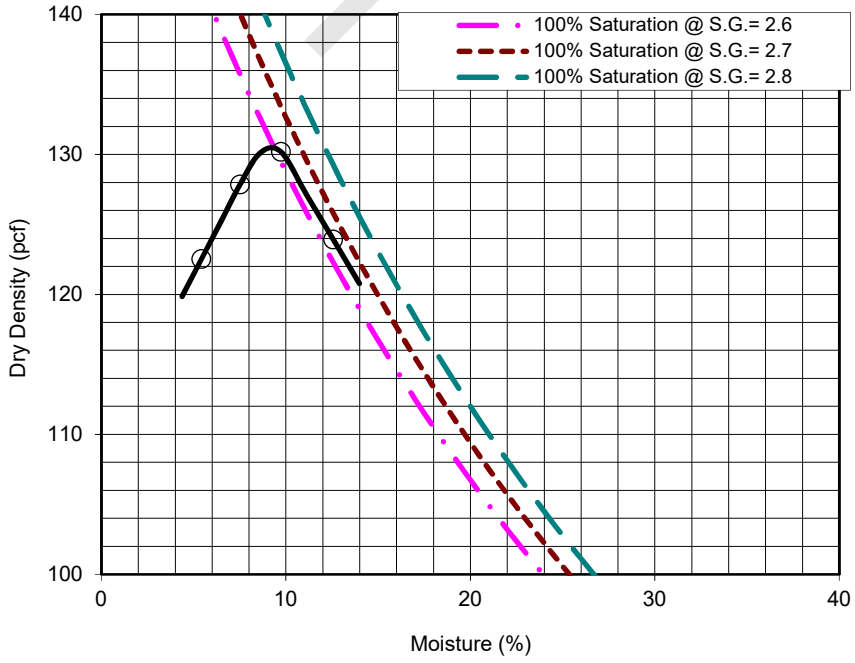
Maximum Dry Density (pcf): **130.3**
Maximum Dry Density w/ Rock Correction (pcf): **131.9**
Optimum Moisture Content (%): **9.1**
Optimum Moisture Content w/ Rock Correction (%): **8.6**

PROCEDURE USED

[X] *METHOD A: Percent of Oversize:* 5.4%
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD B: Percent of Oversize:* N/A
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD C: Percent of Oversize:* N/A
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)



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COMPACTION TEST

Client: Stantec Consulting, Inc. AP Number: 21-1023
Project Name: Hecate Chiquito BESS Tested By: SM Date: 10/20/21
Project No. : 185805178 Calculated By: NR Date: 10/21/21
Boring No.: B4 Checked By: AP Date: 10/21/21
Sample Type: Bulk Sample Date: 10/07/21
Visual Sample Description: Clayey Sand

Compaction Method: [X] ASTM D1557 [ ] ASTM D698
Preparation Method: [ ] Moist [X] Dry

METHOD: A
MOLD VOLUME (CU.FT): 0.0333

Wt. Comp. Soil + Mold (gm.)	3794	3928	3926	3883		
Wt. of Mold (gm.)	1850	1850	1850	1850		
Net Wt. of Soil (gm.)	1944	2078	2076	2033		
Container No.						
Wt. of Container (gm.)	149.89	137.87	148.11	143.51		
Wet Wt. of Soil + Cont. (gm.)	508.06	599.89	663.43	745.83		
Dry Wt. of Soil + Cont. (gm.)	488.16	558.60	608.93	701.66		
Moisture Content (%)	5.88	9.81	11.83	7.91		
Wet Density (pcf)	128.57	137.43	137.30	134.46		
Dry Density (pcf)	121.43	125.15	122.78	124.60		

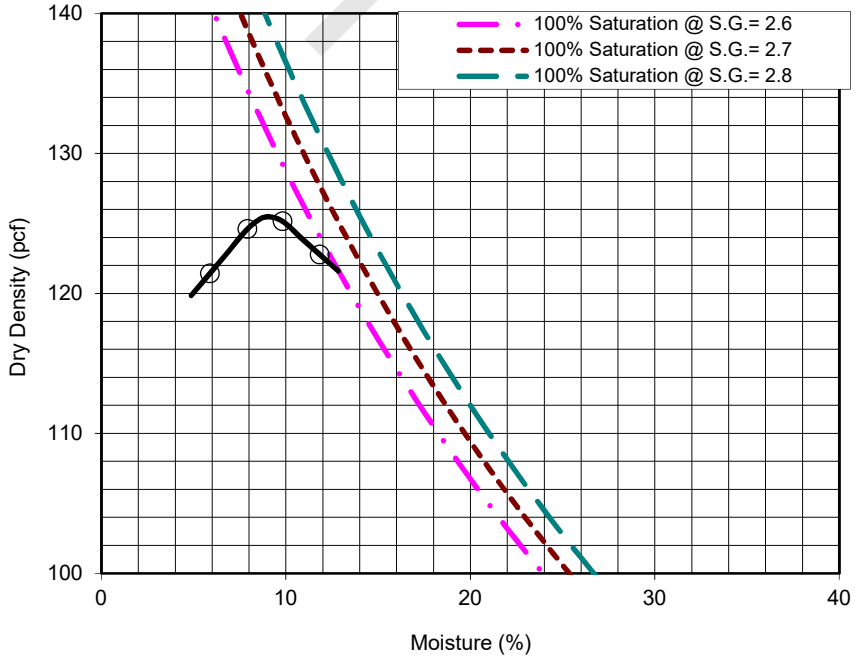
Maximum Dry Density (pcf): **125.5**
Maximum Dry Density w/ Rock Correction (pcf): **N/A**
Optimum Moisture Content (%): **9.0**
Optimum Moisture Content w/ Rock Correction (%): **N/A**

PROCEDURE USED

[X] *METHOD A: Percent of Oversize:* 2.1%
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD B: Percent of Oversize:* N/A
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD C: Percent of Oversize:* N/A
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)



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COMPACTION TEST

Client: Stantec Consulting, Inc. AP Number: 21-1023
Project Name: Hecate Chiquito BESS Tested By: SM Date: 10/20/21
Project No. : 185805178 Calculated By: NR Date: 10/21/21
Boring No.: B7 Checked By: AP Date: 10/21/21
Sample Type: Bulk Sample Date: 10/07/21
Visual Sample Description: Sandy Clay

Compaction Method: [X] ASTM D1557 [ ] ASTM D698
Preparation Method: [ ] Moist [X] Dry

METHOD: A
MOLD VOLUME (CU.FT): 0.0333

Wt. Comp. Soil + Mold (gm.)	3885	3829	3883	3733		
Wt. of Mold (gm.)	1851	1851	1851	1851		
Net Wt. of Soil (gm.)	2035	1978	2032	1883		
Container No.						
Wt. of Container (gm.)	138.45	140.16	146.16	149.30		
Wet Wt. of Soil + Cont. (gm.)	322.42	301.27	331.92	328.04		
Dry Wt. of Soil + Cont. (gm.)	303.14	287.87	309.26	317.21		
Moisture Content (%)	11.71	9.07	13.89	6.45		
Wet Density (pcf)	134.56	130.82	134.39	124.50		
Dry Density (pcf)	120.46	119.94	118.00	116.96		

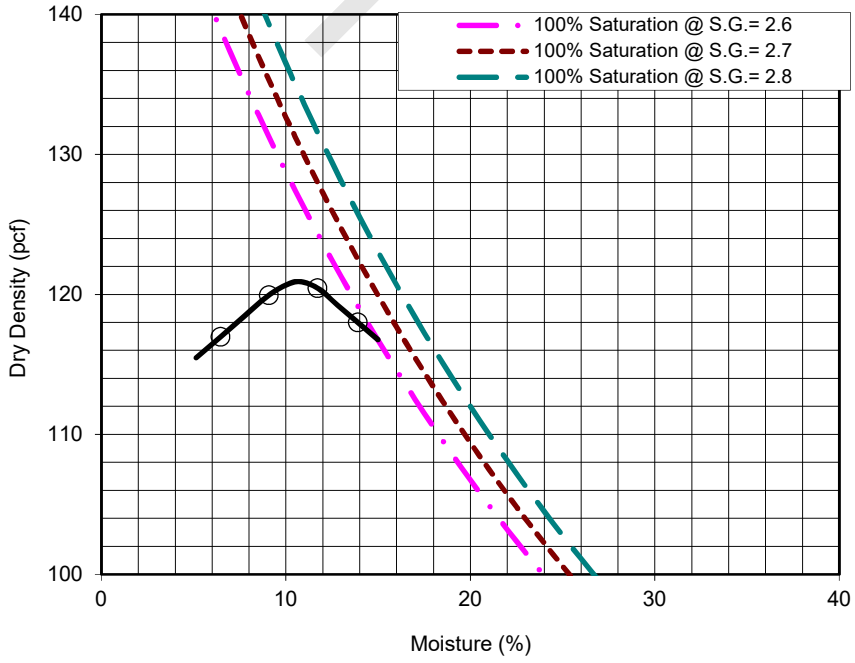
Maximum Dry Density (pcf): **120.9**
Maximum Dry Density w/ Rock Correction (pcf): **N/A**
Optimum Moisture Content (%): **10.7**
Optimum Moisture Content w/ Rock Correction (%): **N/A**

PROCEDURE USED

[X] *METHOD A: Percent of Oversize:* 3.1%
Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD B: Percent of Oversize:* N/A
Soil Passing 3/8 in. (9.5 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)

[ ] *METHOD C: Percent of Oversize:* N/A
Soil Passing 3/4 in. (19.0 mm) Sieve
Mold : 6 in. (152.4 mm) diameter
Layers : 5 (Five)
Blows per layer : 56 (fifty-six)



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CORROSION TEST RESULTS

Client Name: Stantec Consulting, Inc.
Project Name: Hecate Chiquito BESS
Project No.: 185805178

AP Job No.: 21-1023
Date: 10/19/21

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Boring No.	Sample Type	Sample Date	Soil Description	Minimum Resistivity (ohm-cm)	pH	Sulfate Content (ppm)	Chloride Content (ppm)
B1	Bulk	10/07/21	Clayey Sand	2,145	8.1	38	52
B4	Bulk	10/07/21	Clayey Sand	2,644	7.9	33	23
B7	Bulk	10/07/21	Sandy Clay	1,715	7.7	45	62

NOTES: Resistivity Test and pH: California Test Method 643
Sulfate Content : California Test Method 417
Chloride Content : California Test Method 422
ND = Not Detectable
NA = Not Sufficient Sample
NR = Not Requested

Jaret Fischer
Stantec Consulting Services, Inc.-San Bernadino
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San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec
Project Manager: Jesse Roeske
File #: B190986l

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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Jaret Fischer
Stantec Consulting Services, Inc.-San Bernadino
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Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8062 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B6					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

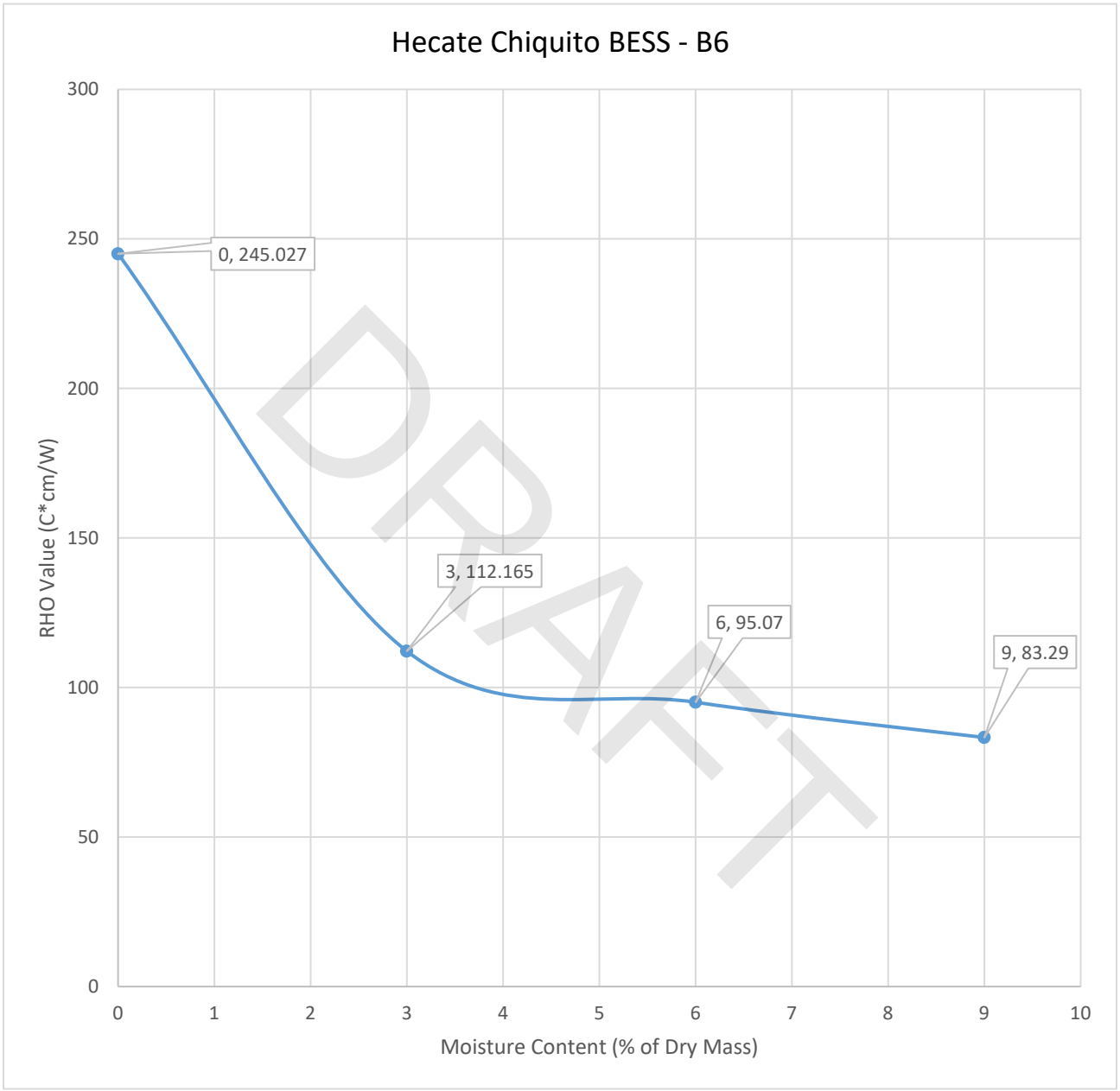
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	120.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	10.7		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	108.8 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	245.027
Sample #2	3	112.165
Sample #3	6	95.0700
Sample #4	9	83.29

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.



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800.376-9754 | oneatlas.com

If there are questions concerning this report (*B190986L-110821=L=S-Thermal218062*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
cc:

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Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec
Project Manager: Jesse Roeske
File #: B190986l

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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Stantec Consulting Services, Inc.-San Bernadino
735 East Carnegie Drive, Suite 280
San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8063 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B7					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

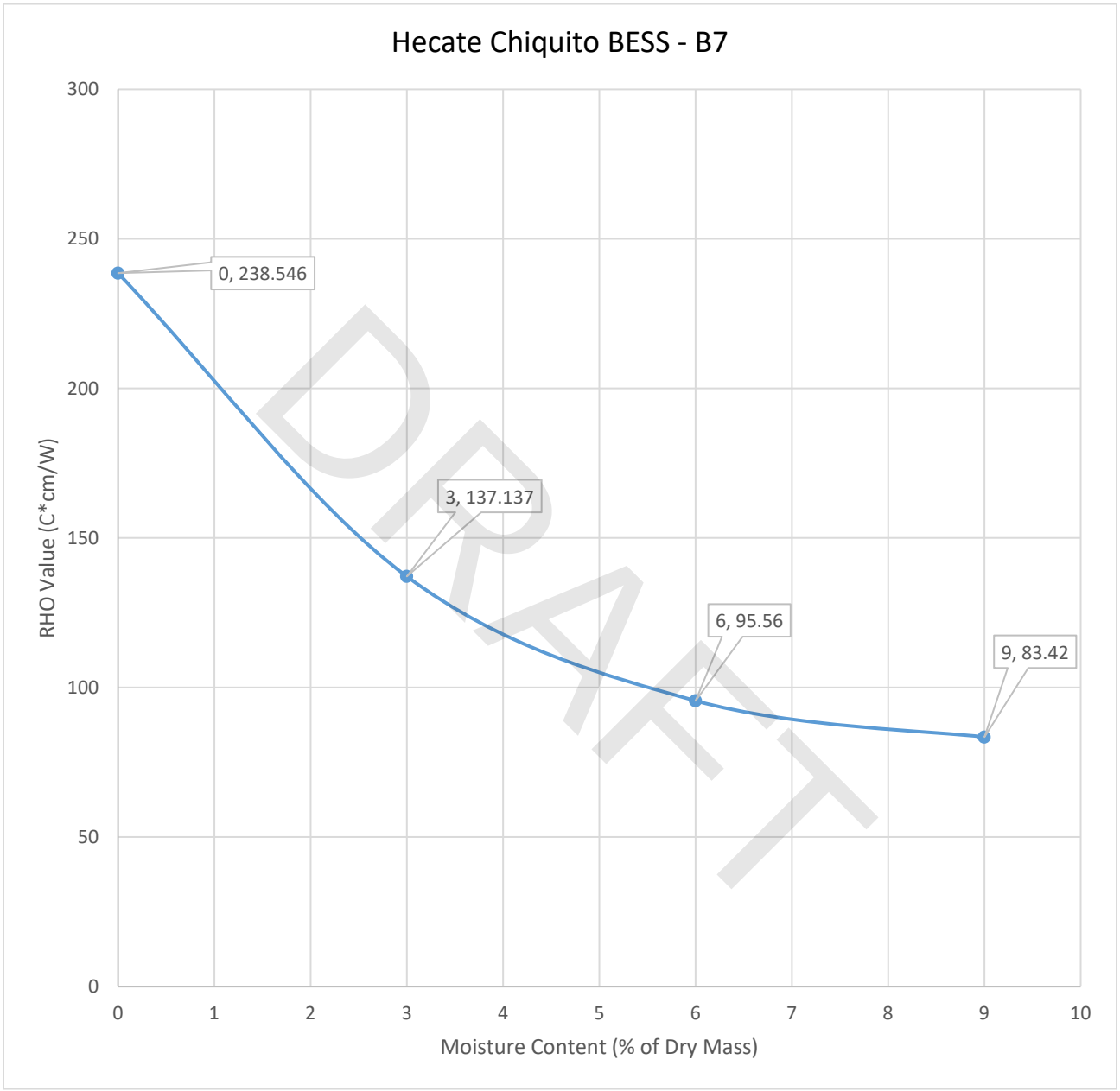
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	120.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	10.7		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	108.8 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	238.546
Sample #2	3	137.137
Sample #3	6	95.560
Sample #4	9	83.420

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.



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If there are questions concerning this report (*B190986L-110821=L=S-Thermal218063*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
cc:

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Fax:
Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec
Project Manager: Jesse Roeske
File #: B190986l

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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San Bernadino, CA 92408

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Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8064 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B1					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

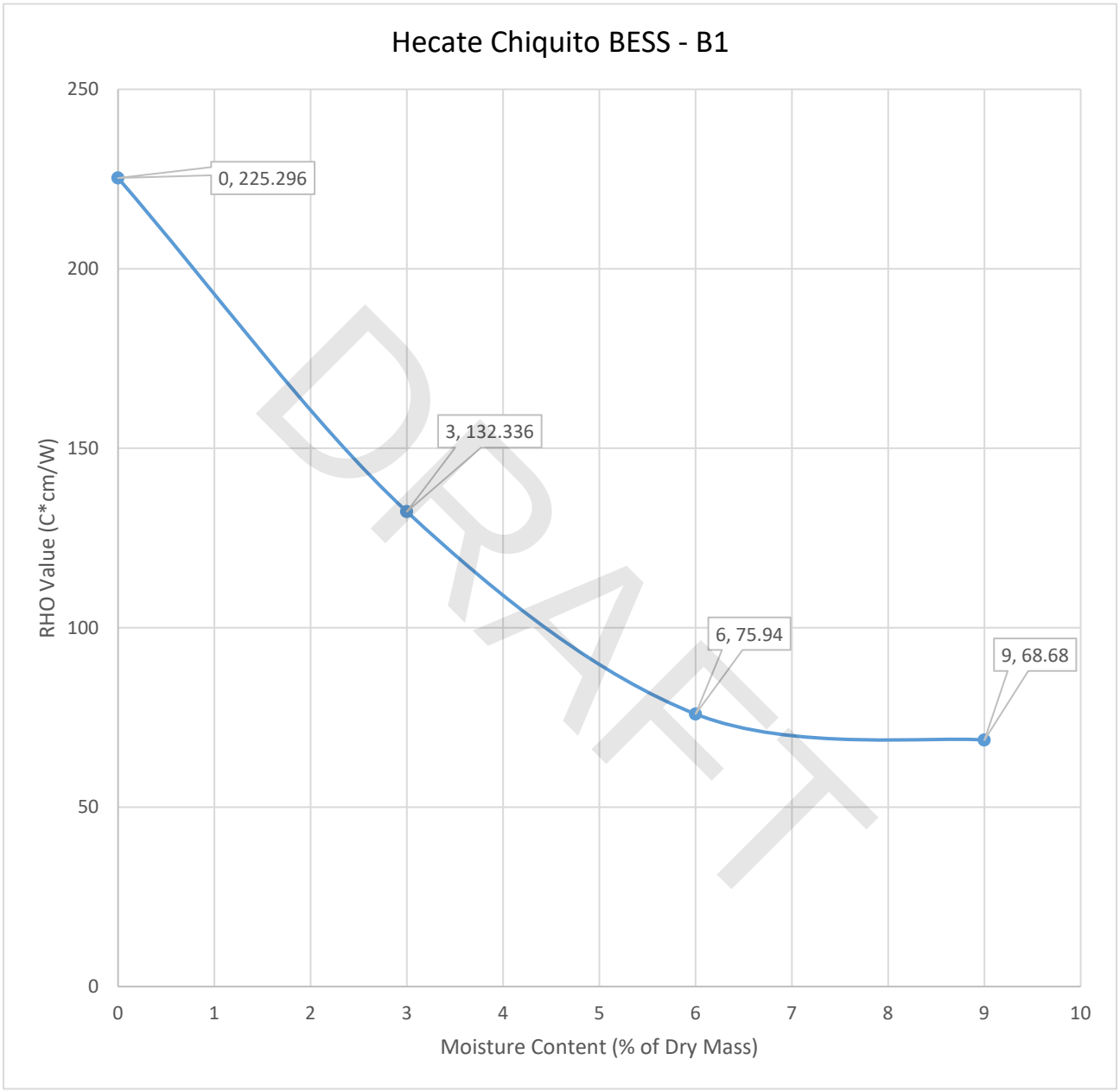
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	131.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	8.6		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	108.8 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	225.296
Sample #2	3	132.336
Sample #3	6	75.94
Sample #4	9	68.68

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.



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If there are questions concerning this report (*B190986L-110821=L=S-Thermal218064*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
cc:

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Other: E-REPORTS ONLY

Project: Misc. Laboratory Services - Stantec

Project Manager: Jesse Roeske
File #: B190986I

THERMAL RESISTIVITY TESTING REPORT

Our representative(s) performed work on the above referenced project. Attached you will find the corresponding inspection and/or test reports. Please refer to the attached reports for details and locations of our testing and inspection services.

Please note the below testing parameters assigned for use in Thermal Resistivity Testing, ASTM D5334:

COMPACTION

- The compaction information will either be accepted as reported by the client or verified internally for use in determining compaction and moisture percentages of the samples used to create the Thermal Dry Out Curve.

MAXIMUM PARTICLE SIZE

- Due to the sensitive nature of the thermal probe used to gather measurements, and the volume of the molding apparatus, material to be used in this test has been scalped using the NO. 10 to allow for pilot hole drilling and insertion of the thermal probe.
- A rubber pestle was used to break up aggregations so as not to alter particle sizes and misrepresent the maximum particle size of the sample.

0% MOISTURE POINT

- In an attempt to facilitate in-situ conditions the 0% moisture point was determined by molding the point at the optimum moisture content, drying the sample to constant mass, cooling in a desiccator, and subsequently testing the point for thermal resistivity instead of molding the point at 0% moisture and subsequently testing.

If there are questions concerning the attachment(s), please contact the project manager at (208) 376-4748.

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Stantec Consulting Services, Inc.-San Bernadino
735 East Carnegie Drive, Suite 280
San Bernadino, CA 92408

Phone: 909-255-8209
Fax:
Other: E-REPORTS ONLY

Project: **Misc. Laboratory Services – Stantec**
Project Manager: **Jesse Roeske**
Lab Technician: **Alexander Hanle**
Test Date: **November 8, 2021**

As requested Atlas has performed Thermal Resistivity testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	The sample was collected and delivered by the client. Test results apply to the sample as received.					
Date Obtained:	October 21, 2021					
Atlas Sample ID:	8065 (B190986L)					
Client Sample ID:	185805178 – Hecate Chiquito BESS – B2					
Sampling and Preparation:	ASTM D75:		ASTM D2216:	X	Client Provided Instruction:	X
Test Standard:	ASTM D5334:					

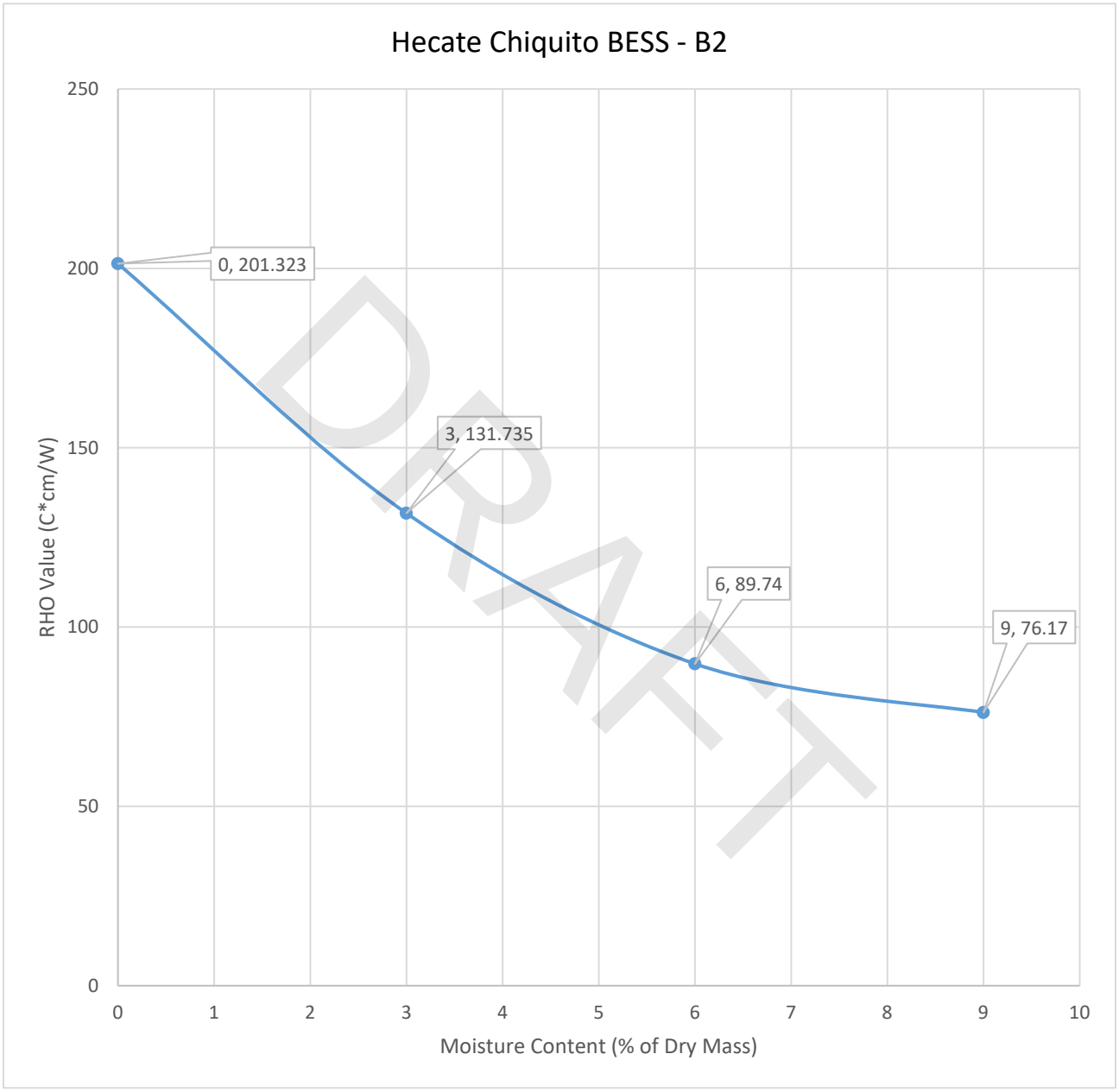
Proctor, Compaction Information			
Atlas Determined Proctor Value (lbs/ft^3):	NA	Client Provided Proctor Value (lbs/ft^3):	X
ASTM D1557 (Modified Proctor, 5 Lifts):	131.9	ASTM D698 (Standard Proctor, 3 Lifts):	
Optimum Moisture (% of Sample Dry Mass):	8.6		

Requested Testing Parameters	
Requested Molding Dry Density (lbs/ft^3):	118.7 (±0.5 lbs/ft^3)
Requested Method Consolidation Lifts:	5
Requested Compaction % of Proctor Value:	90%
Requested Number of Tests / Moisture Points per Sample:	4

Thermal Resistivity Testing Results

Trial Number:	Moisture Content (% of Sample Dry Mass):	Thermal Resistivity (°C•cm/W)
Sample #1	0	201.323
Sample #2	3	131.735
Sample #3	6	89.740
Sample #4	9	76.170

NOTE: Confirmation tests are conducted on previously compacted, tested specimens and are used to confirm the acceptable, reportable results of the original testing. Confirmation tests are for information only and will not be reported as acceptable, reportable values.



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If there are questions concerning this report (*B190986L-110821=L=S-Thermal218065*), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Jesse Roeske
Boise Laboratory Coordinator

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
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APPENDIX C
SOIL ELECTRICAL RESISTIVITY TEST RESULTS

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6280 Riverdale Street
San Diego, CA 92120
(877) 215-4321 | oneatlas.com

November 16, 2021

Atlas No. 121412SWG
Report No. 1

MR. JARET FISCHER
STANTEC
735 EAST CARNEGIE DRIVE, SUITE 280
SAN BERNARDINO, CA 92408

Subject: **Geophysical Evaluation – Electrical Resistivity**
Grand Avenue & Clinton Keith Road
Wildomar, California

Dear Mr. Fischer:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a site located at Grand Avenue and Clinton Keith Road in Wildomar California (Figure 1). The purpose of our evaluation was to collect in-situ electrical resistivity measurements. Our services were conducted on October 22nd, 2021. This report presents our methodology, equipment used, analysis, and results.

Our scope of services for the project included collection of electrical resistivity data at the site, compilation of the data collected, and preparation of this data report. Specifically, we conducted four soundings at the project site (R-1 through R-4). Each sounding consisted of two orthogonal test lines with eight lines in total (R-1a, R-1b, R-2a, R-2b, R-3a, R-3b, R-4a and R-4b) at locations and electrode spacings selected by you and your office. Figure 2 illustrates the approximate sounding locations, and Figures 3a and 3b depict the general site conditions in the study area.

The data was collected in general accordance with ASTM G57 using an Advanced Geosciences, Inc. (AGI) MiniSting earth resistivity meter and four steel electrodes in a Wenner configuration. For each line, soil resistance measurements were collected at electrode spacings of 2, 4, 6, 8, 12, 20, 30 and 50 feet along the line. Stainless steel electrodes were hammered in place at your specified locations and the soils surrounding the electrodes were moistened with saline water (potable water with added table salt) to help overcome soil contact resistance.

The results of the electrical resistivity study are presented in Figures 4a and 4b. The collected measurements are generally consistent (with some slight variations) indicating that the subsurface conditions at depth are fairly uniform with respect to apparent resistivity.

The field services and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding

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the conclusions presented in this report. Please also note that our evaluation was limited to measuring in-situ apparent soil resistivity at four sounding locations selected by your office.

Atlas should be contacted if the reader has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of this report by parties other than the client is undertaken at said parties' sole risk.

We appreciate the opportunity to be of service on this project. Should you have any questions related to this report, please contact the undersigned at your convenience.

Respectfully submitted,
Atlas Technical Consultants LLC



Paul W. Gresoro
Staff Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

PWG/DJD/PFL/ds

Attachments:
Figure 1 – Site Location Map
Figure 2 – Line Location Map
Figure 3a – Site Photographs (R-1 and R-2)
Figure 3b – Site Photographs (R-3 and R-4)
Figure 4a – Electrical Resistivity Results (R-1 and R-2)
Figure 4b – Electrical Resistivity Results (R-3 and R-4)

Distribution: Jaret.Fischer@stantec.com

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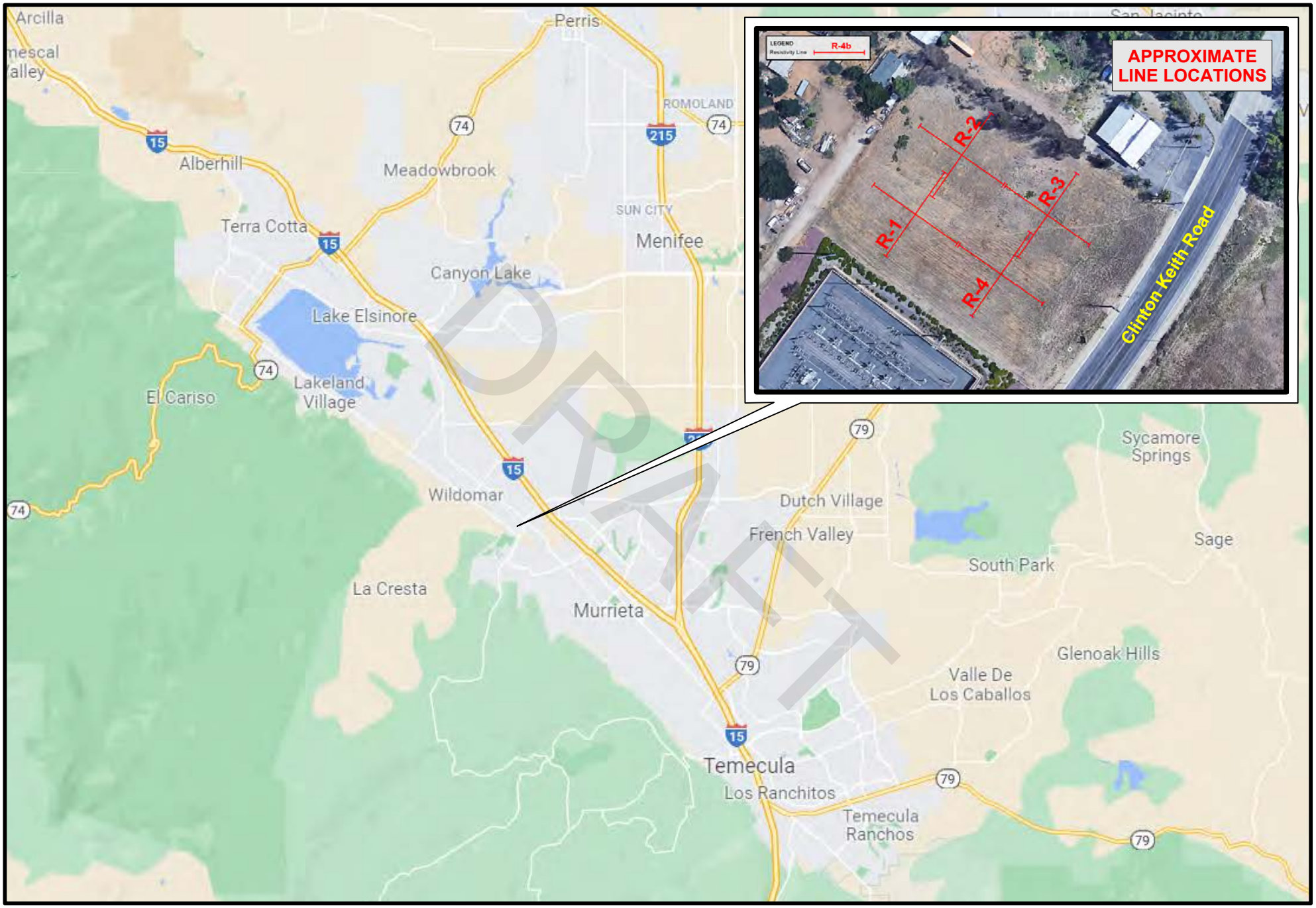


SITE LOCATION MAP

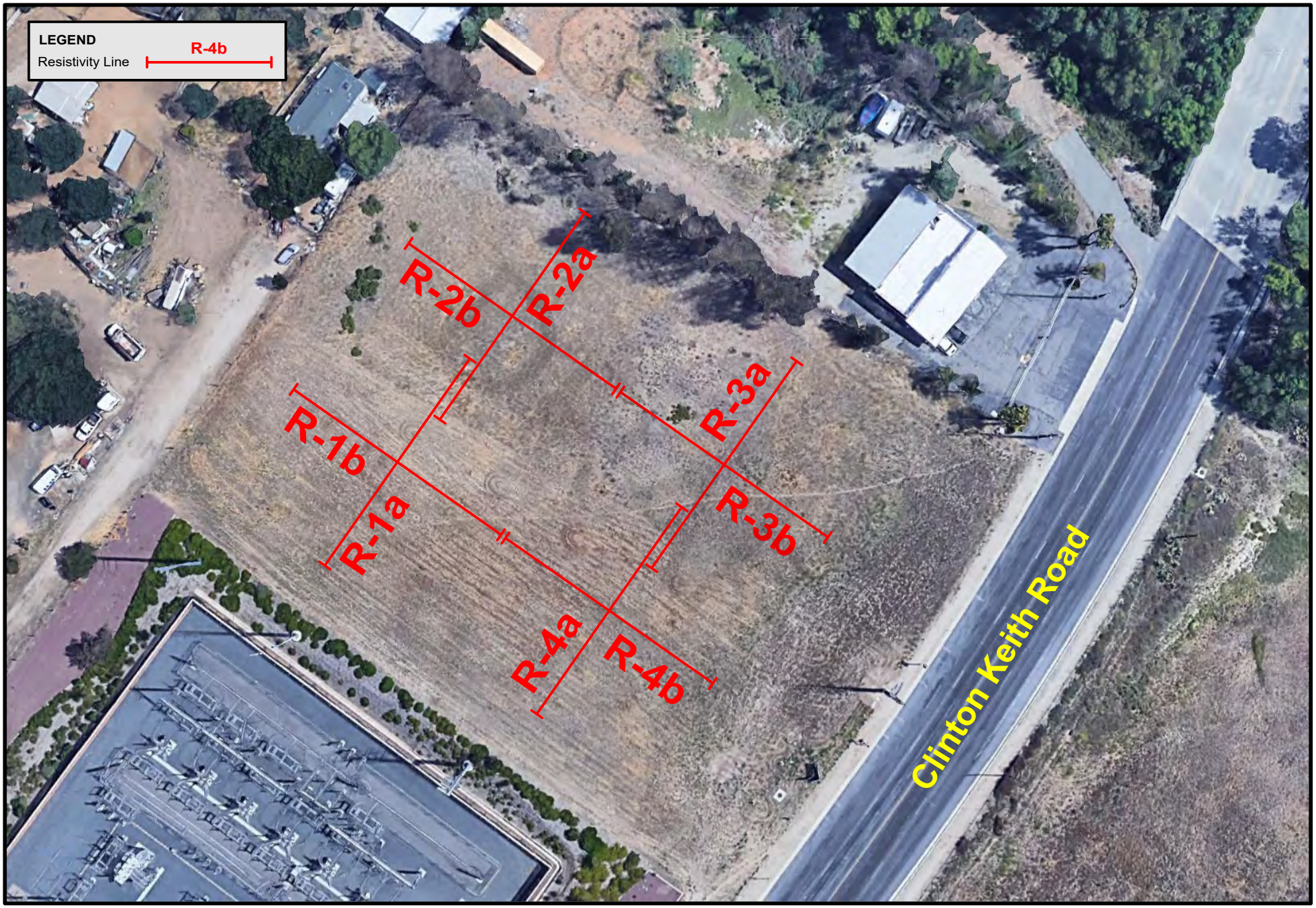
N

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

ATLAS

Figure 1



LINE LOCATION MAP

N

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

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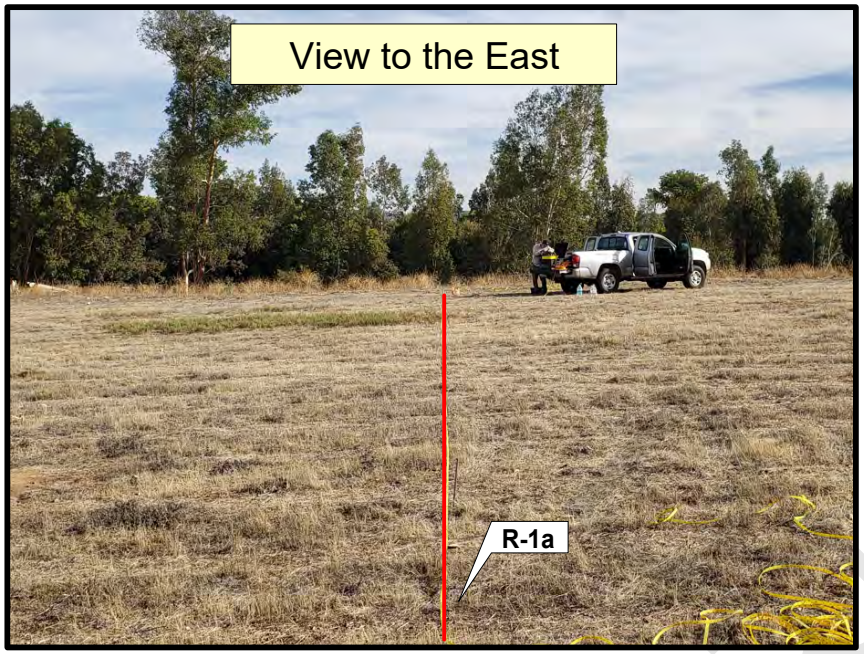
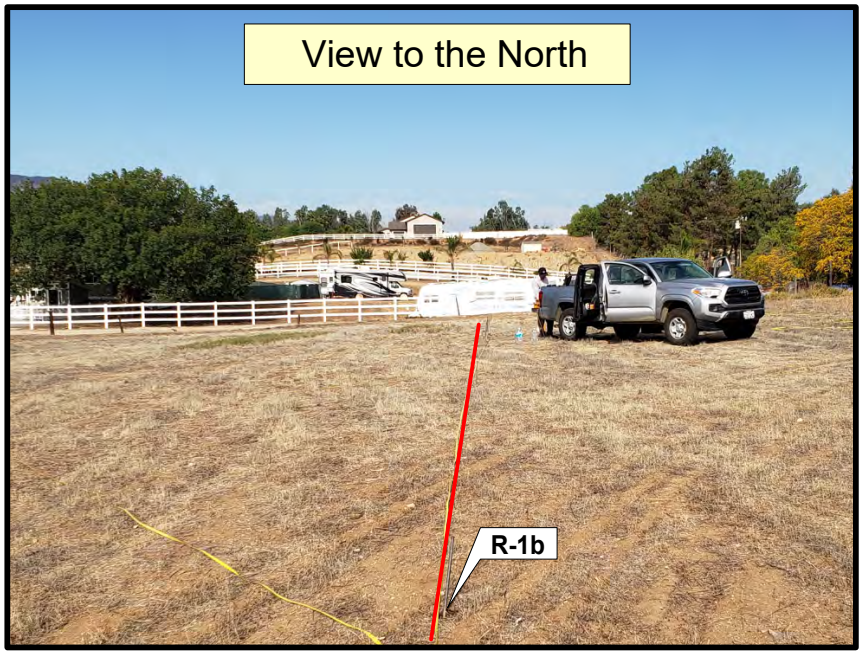
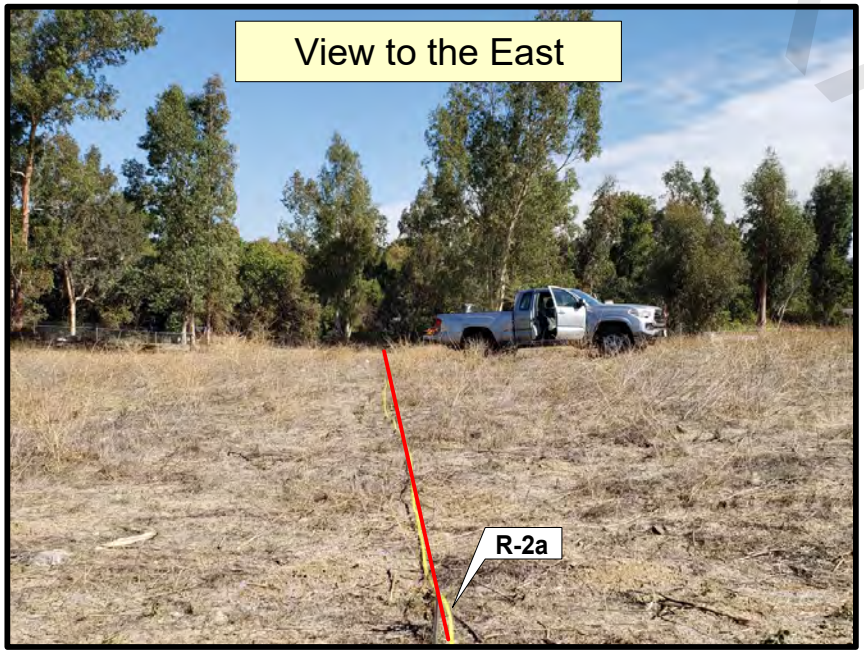
Figure 2

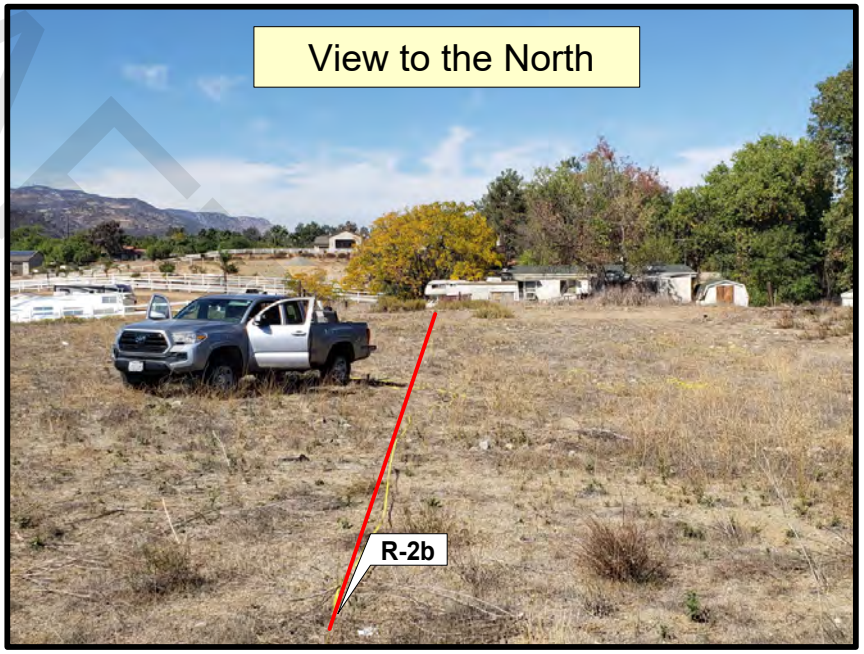
0 75 150

approximate scale in feet









SITE PHOTOGRAPHS

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

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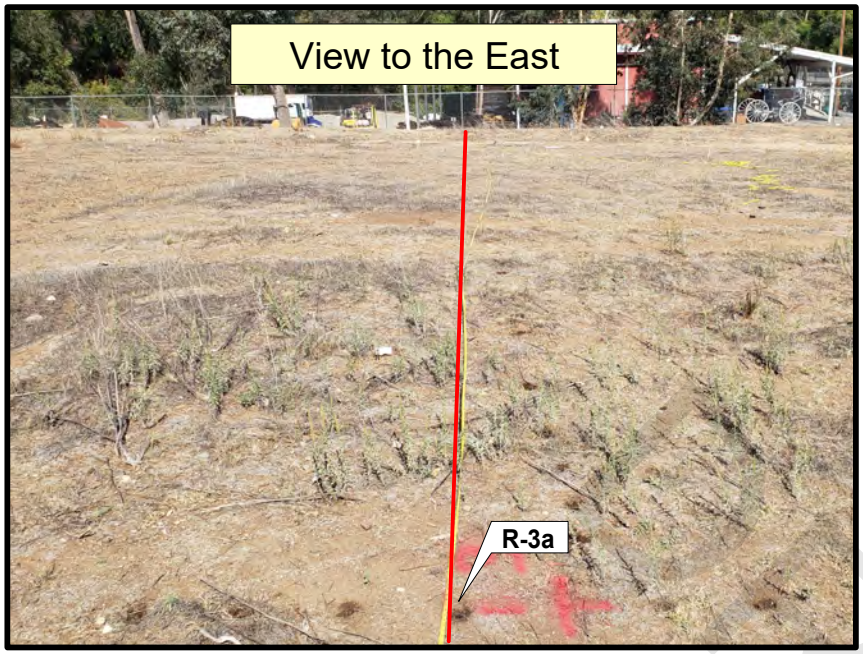
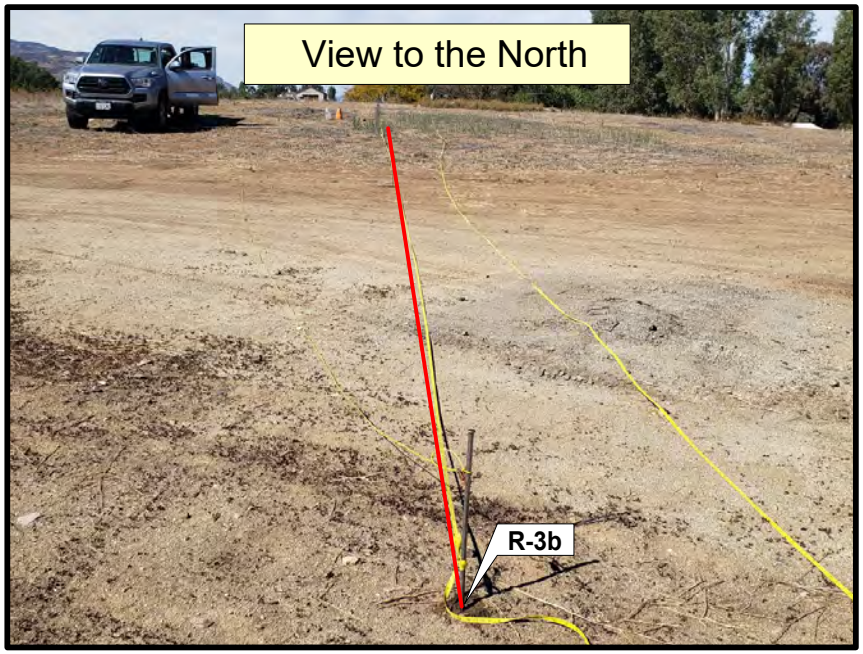
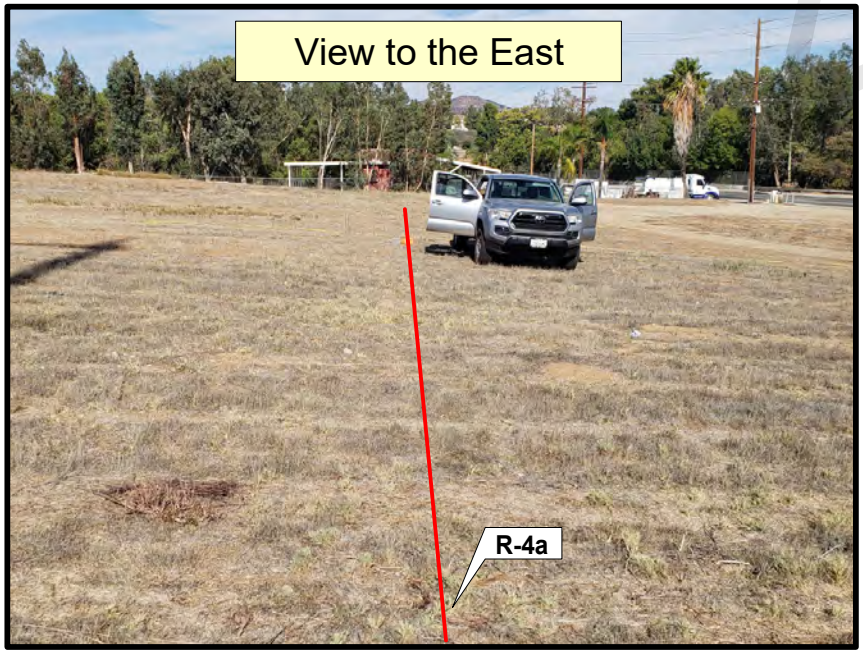
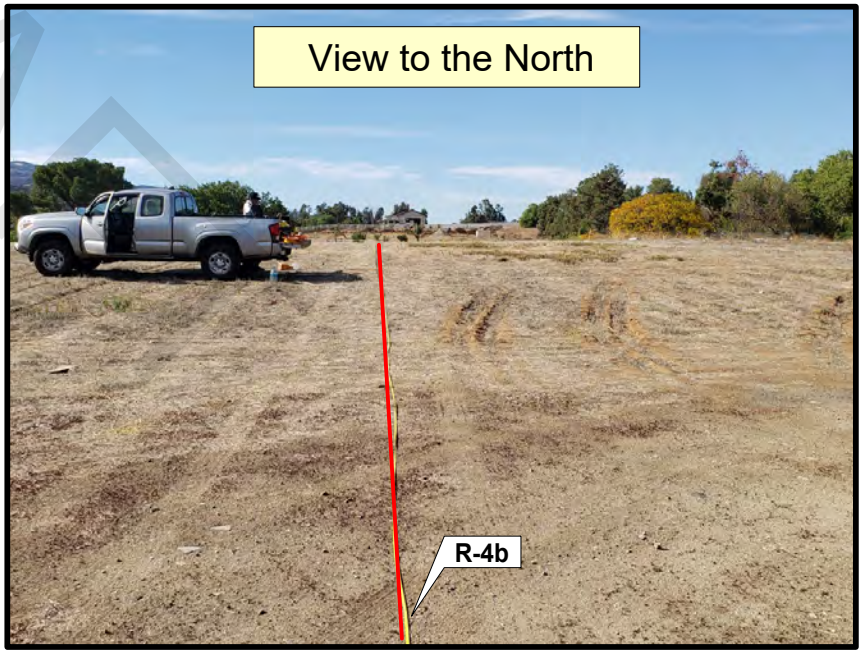
Figure 3a









SITE PHOTOGRAPHS

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

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Figure 3b

Line No. Orientation	Spacing (ft)	Current (mA)	Resistance (Ohms)	Error (%)	Apparent Resistivity	
					(ohm-cm)	(ohm-ft)
R-1a	2	5.705	15.42	0.0	5906.21	193.77
E-W	4	5.466	4.42	0.1	3388.98	111.19
	6	10.65	2.92	0.1	3352.98	110.01
	8	10.74	1.99	0.0	3051.92	100.13
	12	10.93	1.10	0.1	2518.76	82.64
	20	6.603	0.54	0.2	2074.83	68.07
	30	9.904	0.33	0.3	1908.60	62.62
	50	13.75	0.24	0.3	2250.26	73.83
R-1b	2	5.633	14.09	0.0	5396.79	177.06
N-S	4	10.79	4.88	0.1	3740.60	122.72
	6	6.99	2.86	0.0	3280.59	107.63
	8	3.858	1.89	0.0	2892.59	94.90
	12	6.974	1.12	0.0	2583.10	84.75
	20	7.228	0.59	0.2	2254.09	73.95
	30	8.701	0.36	0.0	2077.51	68.16
	50	12.63	0.24	0.1	2330.69	76.47
R-2a	2	9.376	47.02	0.0	18009.73	590.87
E-W	4	9.801	17.43	0.0	13352.17	438.06
	6	9.001	5.71	0.0	6560.03	215.22
	8	11.2	2.91	0.0	4450.72	146.02
	12	5.557	0.95	0.1	2191.50	71.90
	20	6.035	0.46	0.0	1750.80	57.44
	30	7.331	0.32	0.1	1838.51	60.32
	50	9.386	0.24	0.2	2313.46	75.90
R-2b	2	7.981	37.38	0.0	14317.39	469.73
N-S	4	7.929	9.75	0.0	7471.24	245.12
	6	8.902	3.52	0.0	4044.72	132.70
	8	6.848	2.17	0.0	3321.57	108.98
	12	7.677	0.90	0.0	2072.92	68.01
	20	6.948	0.53	0.1	2036.53	66.82
	30	6.946	0.37	0.1	2097.05	68.80
	50	6.916	0.27	0.0	2598.81	85.26

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ELECTRICAL RESISTIVITY RESULTS (R-1 and R-2)

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

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Figure 4a

Line No. Orientation	Spacing (ft)	Current (mA)	Resistance (Ohms)	Error (%)	Apparent Resistivity	
					(ohm-cm)	(ohm-ft)
R-3a	2	7.16	13.65	0.0	5228.26	171.53
E-W	4	9.038	3.47	0.0	2658.18	87.21
	6	7.052	2.13	0.1	2448.66	80.34
	8	9.801	1.35	0.1	2065.26	67.76
	12	6.287	0.75	0.1	1730.04	56.76
	20	6.523	0.44	0.2	1696.79	55.67
	30	7.878	0.31	0.2	1754.05	57.55
	50	14.26	0.24	0.1	2256.96	74.05
R-3b	2	7.415	15.08	0.0	5775.98	189.50
N-S	4	8.953	4.07	0.0	3118.57	102.32
	6	9.341	1.84	0.1	2109.69	69.22
	8	7.029	1.13	0.0	1732.79	56.85
	12	4.714	0.73	0.1	1673.27	54.90
	20	6	0.42	0.1	1592.23	52.24
	30	9.995	0.31	0.0	1780.48	58.41
	50	11.58	0.25	0.1	2396.76	78.63
R-4a	2	6.565	11.41	0.0	4370.29	143.38
E-W	4	7.283	2.26	0.0	1728.96	56.72
	6	8.999	1.52	0.1	1743.14	57.19
	8	9.584	1.06	0.1	1624.02	53.28
	12	13.32	0.71	0.1	1632.83	53.57
	20	7.515	0.40	0.0	1539.75	50.52
	30	14.87	0.29	0.1	1647.76	54.06
	50	14.08	0.21	0.2	2043.43	67.04
R-4b	2	7.349	10.45	0.0	4002.59	131.32
N-S	4	8.33	3.25	0.0	2492.71	81.78
	6	9.28	1.60	0.1	1832.76	60.13
	8	8.093	1.07	0.0	1645.47	53.99
	12	7.164	0.64	0.1	1472.88	48.32
	20	8.689	0.46	0.0	1774.93	58.23
	30	8.26	0.32	0.0	1848.85	60.66
	50	12.7	0.23	0.2	2154.50	70.69

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ELECTRICAL RESISTIVITY RESULTS (R-1 and R-2)

Grand Ave & Clinton Keith Road
Murrieta, California

Project No.: 121412SWG | Date: 11/21

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Figure 4b

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APPENDIX D
LIQUEFACTION ANALYSIS

GEOLOGISMIKI Geotechnical Software

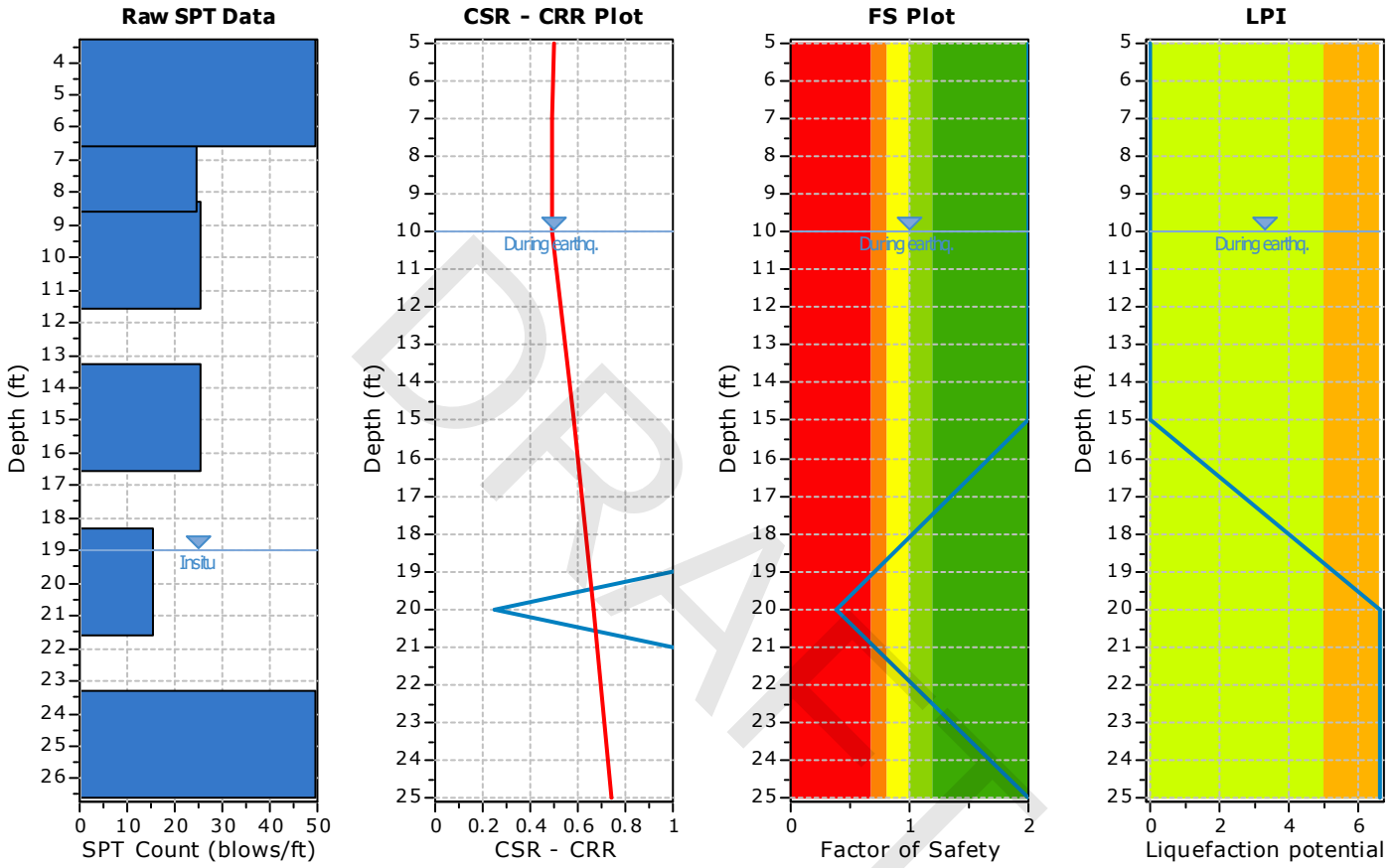
SPT BASED LIQUEFACTION ANALYSIS REPORT

Project title : Hecate Chiquito BESS **SPT Name: B4**

Location : Near NEC Clinton Keith Road and Grand Avenue, Wildomar, CA

:: Input parameters and analysis properties ::

Analysis method:	Boulanger & Idriss, 2014	G.W.T. (in-situ):	19.00 ft
Fines correction method:	Boulanger & Idriss, 2014	G.W.T. (earthq.):	10.00 ft
Sampling method:	Sampler wo liners	Earthquake magnitude M_w:	7.70
Borehole diameter:	200mm	Peak ground acceleration:	0.78 g
Rod length:	3.30 ft	Eq. external load:	0.00 tsf
Hammer energy ratio:	1.17		



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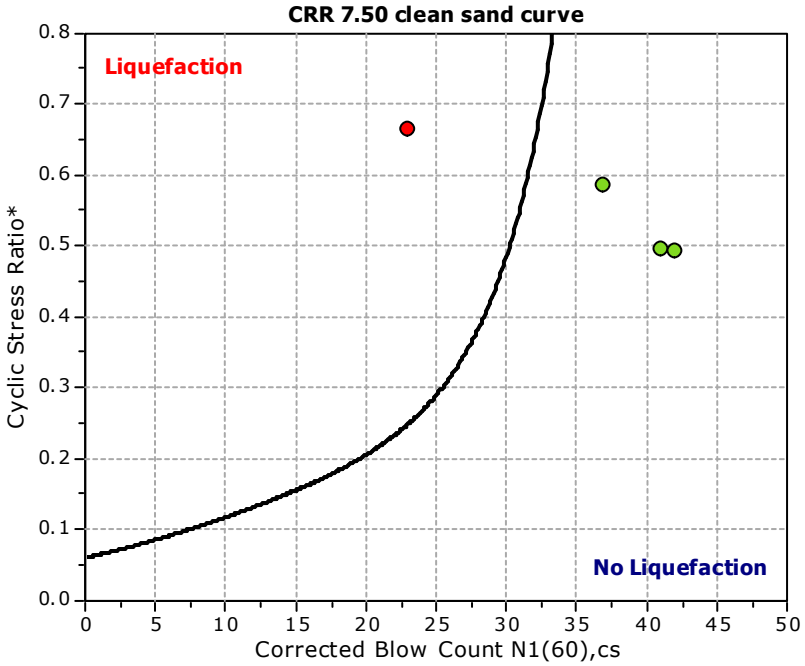


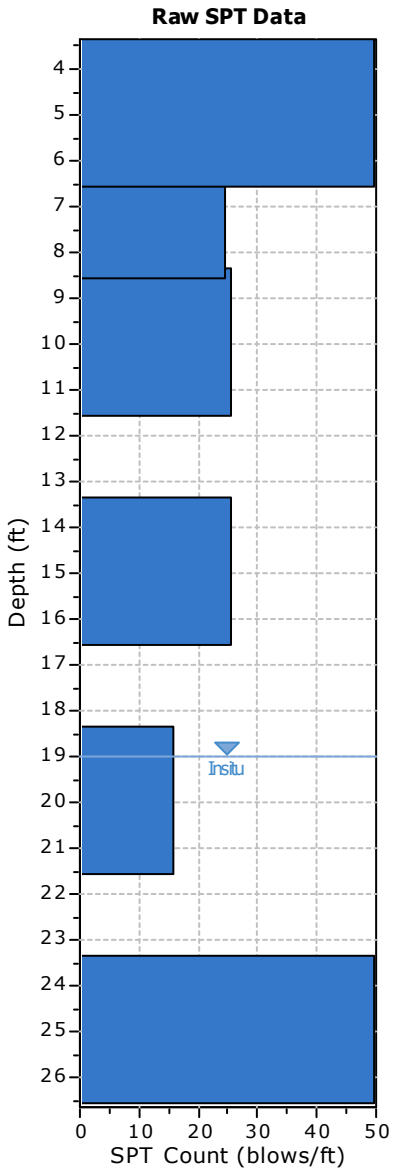
F.S. color scheme

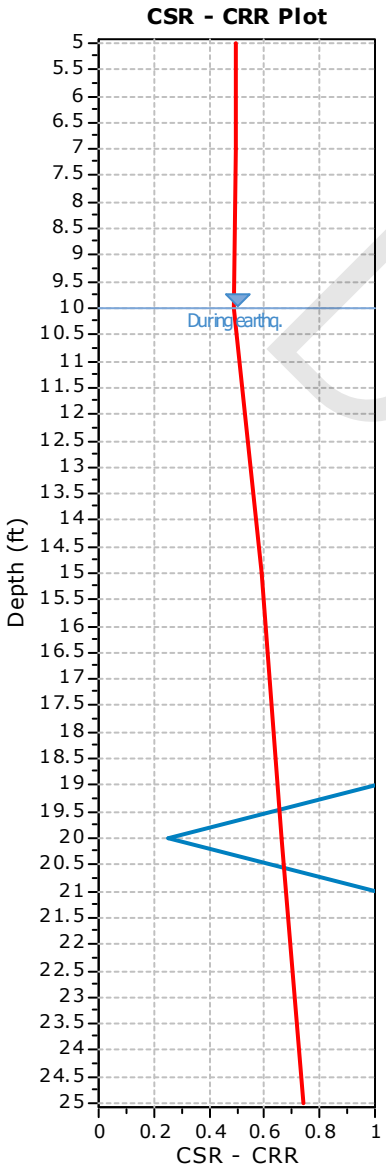
- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

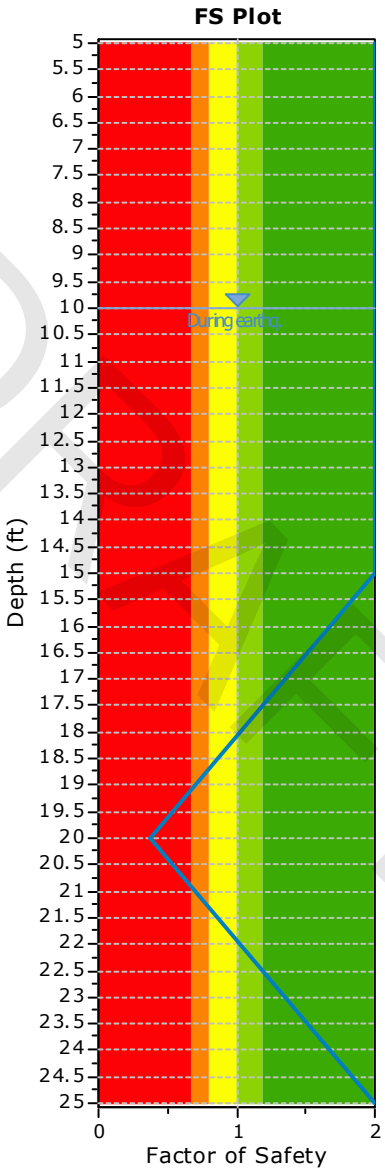
LPI color scheme

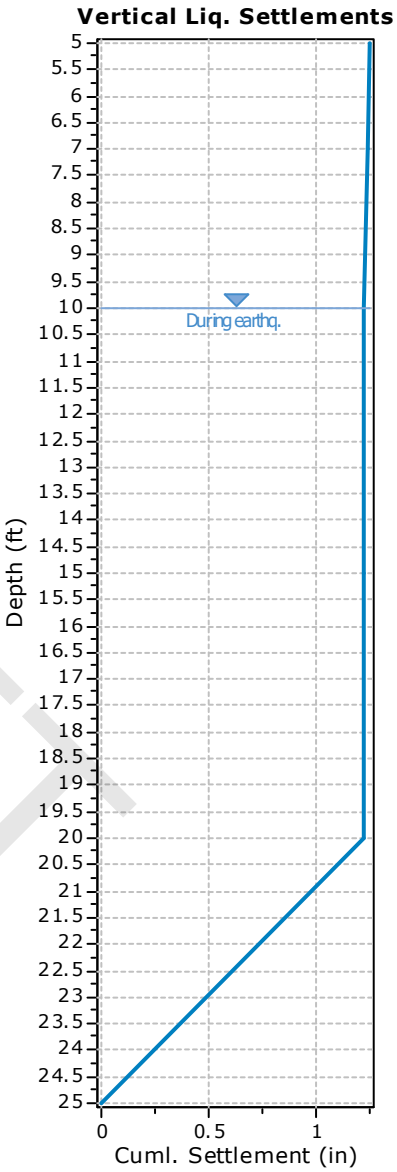
- Very high risk
- High risk
- Low risk

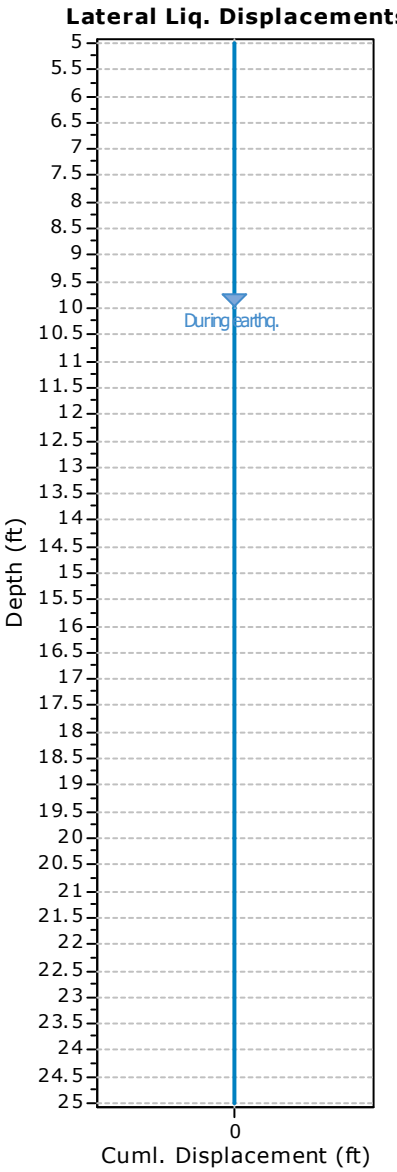
:: Overall Liquefaction Assessment Analysis Plots ::











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:: Field input data ::

Test Depth (ft)	SPT Field Value (blows)	Fines Content (%)	Unit Weight (pcf)	Infl. Thickness (ft)	Can Liquefy
5.00	50	0.00	130.00	5.00	No
7.00	25	0.00	120.00	2.00	No
10.00	26	0.00	120.00	5.00	Yes
15.00	26	0.00	120.00	5.00	Yes
20.00	16	0.00	115.00	5.00	Yes
25.00	50	0.00	135.00	5.00	Yes

Abbreviations

Depth: Depth at which test was performed (ft)
SPT Field Value: Number of blows per foot
Fines Content: Fines content at test depth (%)
Unit Weight: Unit weight at test depth (pcf)
Infl. Thickness: Thickness of the soil layer to be considered in settlements analysis (ft)
Can Liquefy: User defined switch for excluding/including test depth from the analysis procedure

:: Cyclic Resistance Ratio (CRR) calculation data ::

Depth (ft)	SPT Field Value	Unit Weight (pcf)	σ_v (tsf)	u_o (tsf)	σ'_{vo} (tsf)	m	C_N	C_E	C_B	C_R	C_S	$(N_1)_{60}$	FC (%)	$\Delta(N_1)_{60}$	$(N_1)_{60cs}$	$CRR_{7.5}$
5.00	50	130.00	0.33	0.00	0.33	0.26	1.36	1.17	1.15	0.75	1.20	83	0.00	0.00	83	4.000
7.00	25	120.00	0.45	0.00	0.45	0.29	1.28	1.17	1.15	0.80	1.20	41	0.00	0.00	41	4.000
10.00	26	120.00	0.63	0.00	0.63	0.29	1.16	1.17	1.15	0.85	1.20	42	0.00	0.00	42	4.000
15.00	26	120.00	0.93	0.00	0.93	0.32	1.04	1.17	1.15	0.85	1.20	37	0.00	0.00	37	4.000
20.00	16	115.00	1.21	0.03	1.18	0.41	0.96	1.17	1.15	0.95	1.20	23	0.00	0.00	23	0.249
25.00	50	135.00	1.55	0.19	1.36	0.26	0.94	1.17	1.15	0.95	1.20	72	0.00	0.00	72	4.000

Abbreviations

σ_v: Total stress during SPT test (tsf)
u_o: Water pore pressure during SPT test (tsf)
σ'_{vo}: Effective overburden pressure during SPT test (tsf)
m: Stress exponent normalization factor
C_N: Overburden corretion factor
C_E: Energy correction factor
C_B: Borehole diameter correction factor
C_R: Rod length correction factor
C_S: Liner correction factor
$N_{1(60)}$: Corrected N_{SPT} to a 60% energy ratio
$\Delta(N_1)_{60}$ Equivalent clean sand adjustment
$N_{1(60)cs}$: Corected $N_{1(60)}$ value for fines content
$CRR_{7.5}$: Cydic resistance ratio for M=7.5

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF_{max}	$(N_1)_{60cs}$	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*	FS	
5.00	130.00	0.33	0.00	0.33	1.00	1.00	0.505	2.20	83	0.92	0.548	1.10	0.498	2.000	●
7.00	120.00	0.45	0.00	0.45	0.99	1.00	0.503	2.20	41	0.92	0.545	1.10	0.496	2.000	●
10.00	120.00	0.63	0.00	0.63	0.98	1.00	0.499	2.20	42	0.92	0.541	1.10	0.492	2.000	●
15.00	120.00	0.93	0.16	0.77	0.97	1.00	0.592	2.20	37	0.92	0.642	1.09	0.587	2.000	●
20.00	115.00	1.21	0.31	0.90	0.96	1.00	0.652	1.62	23	0.96	0.680	1.02	0.664	0.376	●
25.00	135.00	1.55	0.47	1.08	0.94	1.00	0.682	2.20	72	0.92	0.739	0.99	0.744	2.000	●

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:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF_{max}	$(N_1)_{60cs}$	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*	FS

Abbreviations

$\sigma_{v,eq}$: Total overburden pressure at test point, during earthquake (tsf)
$u_{o,eq}$: Water pressure at test point, during earthquake (tsf)
$\sigma'_{vo,eq}$: Effective overburden pressure, during earthquake (tsf)
r_d: Nonlinear shear mass factor
α: Improvement factor due to stone columns
CSR : Cydic Stress Ratio
MSF : Magnitude Scaling Factor
$CSR_{eq,M=7.5}$: CSR adjusted for M=7.5
K_{sigma}: Effective overburden stress factor
CSR^*: CSR fully adjusted (user FS applied)***
FS: Calculated factor of safety against soil liquefaction

*** User FS: 1.00

:: Liquefaction potential according to Iwasaki ::

Depth (ft)	FS	F	wz	Thickness (ft)	I_L
5.00	2.000	0.00	9.24	2.00	0.00
7.00	2.000	0.00	8.93	2.00	0.00
10.00	2.000	0.00	8.48	3.00	0.00
15.00	2.000	0.00	7.71	5.00	0.00
20.00	0.376	0.62	6.95	5.00	6.61
25.00	2.000	0.00	6.19	5.00	0.00

Overall potential I_L: 6.61

I_L = 0.00 - No liquefaction
I_L between 0.00 and 5 - Liquefaction not probable
I_L between 5 and 15 - Liquefaction probable
I_L > 15 - Liquefaction certain

:: Vertical settlements estimation for dry sands ::

Depth (ft)	$(N_1)_{60}$	τ_{av}	p	G_{max} (tsf)	α	b	γ	ε_{15}	N_c	ε_{Nc} (%)	Δh (ft)	ΔS (in)
5.00	83	0.16	0.22	0.91	0.14	12561.74	0.00	0.00	17.10	0.01	5.00	0.008
7.00	41	0.22	0.30	0.84	0.14	10403.13	0.00	0.00	17.10	0.03	2.00	0.016

Cumulative settlemetns: 0.025

Abbreviations

τ_{av}: Average cyclic shear stress
p: Average stress
G_{max}: Maximum shear modulus (tsf)
α, b: Shear strain formula variables
γ: Average shear strain
ε_{15}: Volumetric strain after 15 cycles
N_c: Number of cycles
ε_{Nc}: Volumetric strain for number of cycles N_c (%)
Δh: Thickness of soil layer (in)
ΔS: Settlement of soil layer (in)

:: Vertical & Lateral displ.acements estimation for saturated sands ::

Depth (ft)	$(N_1)_{60cs}$	γ_{lim} (%)	F_α	FS_{liq}	γ_{max} (%)	e_v (%)	dz (ft)	S_{v-1D} (in)	LDI (ft)

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:: Vertical & Lateral displ.acements estimation for saturated sands ::

Depth (ft)	$(N_1)_{60cs}$	γ_{lim} (%)	F_α	FS_{liq}	γ_{max} (%)	e_v (%)	dz (ft)	S_{v-1D} (in)	LDI (ft)
10.00	42	0.56	-0.96	2.000	0.00	0.00	5.00	0.000	0.00
15.00	37	1.56	-0.58	2.000	0.00	0.00	5.00	0.000	0.00
20.00	23	11.27	0.35	0.376	11.27	2.04	5.00	1.227	0.00
25.00	72	0.00	-3.47	2.000	0.00	0.00	5.00	0.000	0.00
						Cumulative settlements:		**1.227**	**0.00**

Abbreviations

γ_{lim}: Limiting shear strain (%)
F_α/N: Maximun shear strain factor
γ_{max}: Maximum shear strain (%)
e_v:: Post liquefaction volumetric strain (%)
S_{v-1D}: Estimated vertical settlement (in)
LDI: Estimated lateral displacement (ft)

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Appendix 4: Historical Site Conditions

Phase I Environmental Site Assessment or Other Information on Past Site Use

Examples of material to provide in Appendix 4 may include but are not limited to the following:

- Environmental Site Assessments conducted for the project,
- Other information on Past Site Use that impacts the feasibility of LID BMP implementation on the site.

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 2.3 of the SMR WQMP and Sections D of this Template.

Chiquito Battery Energy Storage Site: APN 380150020 Phase I Environmental Site Assessment

December 1, 2021

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Prepared for:

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Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Chiquito Battery Energy Storage Site: APN 380150020 Phase I Environmental Site Assessment was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Chiquito Grid LLC (Hecate) (the “Client”). Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

Author: _____

Emily Medler, B.Sc., Environmental Scientist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Quality Reviewer: _____

Lewis Simons, Principal Geologist

Independent Reviewer: _____

Lindsay McDonough, Senior Environmental Planner

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Abbreviations

AAI	All Appropriate Inquiry
amsl	above mean sea level
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	ASTM International
BER	Business Environmental Risk
CalGEM	Geologic Energy Management Division
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
Client	Hecate Energy Grid, LLC.
CREC	Controlled Recognized Environmental Conditions
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EDR	Environmental Data Resources Inc.
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Conditions
LUST	Leaking Underground Storage Tank
NRCS	National Resource Conservation Service
RCFD	Riverside County Fire Department
REC	Recognized Environmental Conditions
ROW	right-of-way
SCE	Southern California Edison

Stantec	Stantec Consulting Services Inc.
SWRCB	California State Water Resources Control Board
USDA	United States Department of Agriculture
User	Hecate Energy Grid, LLC
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition

1.0 SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property located at [Assessor's Parcel Number (APN) 380150020] (the "Subject Property"), on behalf of Hecate Energy Grid, LLC (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated November 19, 2021 and accepted by the Client on November 20, 2021. Hecate Energy Grid, LLC (the "User") has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E 1527-13, and All Appropriate Inquiry (AAI) as defined by the U.S.-Environmental Protection Act (EPA) in Title 40 of the Code of Federal Regulations, Part 312, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Property consists of approximately 1.10 acres of undeveloped land. The Property is zoned as Rural Residential and has a general plan land use designation of Commercial Retail (City of Wildomar 2021). Surrounding properties are a mix of public facilities, residential, and commercial properties. A Property location map is illustrated on Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of APN 380150020 or the "Property". Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property.

The following Business Environmental Risks (BERs) were identified in connection with the assessment of the Subject Property:

- The existing, undeveloped condition of the Subject Property is likely to support endangered or special status biological resources. A biological resources assessment was conducted prior to this Phase I ESA. Results of the survey indicated most of the Subject Property consists of non-native grassland and one special-status species, paniculate tarplant, was observed on the Subject Property. No additional special-status wildlife species were observed during the assessment, however due to its close proximity to Murrieta Creek there is potential for the riparian vegetation to support special status and other common bird species. Lastly, the assessment indicated burrowing owls have the potential to occur within non-native grasslands of the Subject Property. These potential biological resources represent a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located on the Willard Fault within the Elsinore Fault Zone. The Subject Property's proximity to the Willard fault represents a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located within 300 feet of Murrieta Creek, which is mapped as a regulatory floodway. Per FEMA maps prepared for the area, the Subject Property is located within Zone X (minimal flood hazard risk), however, a flood zone AE (flood zone areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA) was mapped directly next to the southeast to east boundary of the Subject Property. The Subject Property's proximity to a Zone AE flood zone towards the southeast to east boundary represents a BER and should be considered during development of the planned use of the Subject Property.

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform All Appropriate Inquiry (AAI) into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by ASTM International (ASTM) in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13. "All Appropriate Inquiry" (AAI) is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Subject Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

1. Due to any release to the environment;
2. Under conditions indicative of a release to the environment; or
3. Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with a property but has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (e.g., if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The presence of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor occurrences of contamination that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to

the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

This Phase I ESA was conducted in accordance with our proposal to Hecate Energy Grid, LLC dated November 19, 2021 and Client's authorization on November 20, 2021 The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Subject Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or EP is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

2.1 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of approximately 1.10 acres of undeveloped land. The Subject Property is zoned as Rural Residential and has a general plan land use designation of Commercial Retail (City of Wildomar 2021). Surrounding properties are a mix of public facilities, residential, and commercial properties. A Subject Property location map is illustrated on Figure 1. A Subject Property map illustrating the main features of the Subject Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and

budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

This report provides an evaluation of selected environmental conditions associated with the Subject Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the property or in connection with the Subject Property. Stantec did obtain historical records that document the property history in 5-year intervals. Although this represents data gaps, these data gaps are not considered to impact the EPs ability to identify RECs unless stated as such. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EPs to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

The conclusions are based on the conditions encountered at the Subject Property by Stantec at the time the work was conducted.

As the purpose of this report is to identify Subject Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Subject Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor

compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies. It is recommended that issues raised by the report should be reviewed for the client by its legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Towards that end, Stantec requested that the User provide the following documents and information:

Stantec forwarded the ASTM recommended User Questionnaire to James Damon, representative from Hecate Energy Grid, LLC. As the date of this document, Stantec has not received a completed User Questionnaire from the Client.

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Subject Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Stantec attempted to identify uses of the Subject Property from the present to the first developed use of the Subject Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Subject Property is provided in the table below with additional details in the following subsections

Topography:	U.S. Geological Survey (USGS) Wildomar 7.5-minute topographic quadrangle (USGS 2012)
Soil/Bedrock Data:	According to the U.S. Department of Agriculture (USDA): Natural Resources Conservation Service (NRCS) Web Soil Survey nearby soils consists of sandy loam and very fine sandy loam (USDA 2021). This area is characterized by Marine and Nonmarine (Continental) Sedimentary rocks with older alluvium lake, playa, and terrace deposits (SWRCB 2021).
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	California Department of Water Resources (DWR) and USGS Groundwater Data reported depth to groundwater ranges from 1190 feet above mean sea level (feet amsl). The groundwater gradient is expected to be towards the north, northwest (DWR 2020). Stantec reviewed the State Water Resource Control Board (SWRCB) Geotracker online environmental database for sites reporting depth to groundwater. The closest site with depth to groundwater information is a former leaking underground storage tank (LUST) cleanup site identified as the Inland Valley Regional Medical Center located at 36485 Inland Valley Drive, Wildomar, CA 92595. Although currently identified as a case closed site, the last reported depth to groundwater was 1,330-1343 feet amsl in the fourth quarter Groundwater Monitoring Well Sampling and Gradient Assessment dated November 8, 2004 (Frey Environmental 2004).
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.	

4.1.1 Subject Property Topography and Surface Water Flow

The Subject Property is located at an elevation of approximately 1200 feet amsl. Based on the topography of the existing and surrounding surface conditions, surface water flows southwest on the Subject Property into drainage channels leading to the Murrieta Creek.

4.1.2 Regional and Subject Property Geology

The Subject Property is located in the southern portion of the Elsinore Valley, a tectonically controlled valley found within the Perris Block which is part of the Peninsular Ranges Geomorphic Province (VCS Environmental 2017). The structurally depressed troughs are filled with nonmarine sediments of upper Pliocene, while the ridges are typically composed of plutonic igneous rocks, metasedimentary rocks, and late-stage intrusive dikes (Quinn and Kerridge 2018). The Elsinore Valley is a complex geologic structural formation that has formed by extensional faulting along the Elsinore Fault Zone (VCS Environmental 2017). The Perris block is the region between the San Jacinto and Elsinore-Chino fault zones, bounded on the north by the Cucamonga (San Gabriel) Fault, on the south by a vaguely delineated boundary near the southern end of the Temecula Valley, and on the southwest by the Santa Ana Mountains (Quinn and Kerridge 2018). The Subject Property is located on the Willard fault in the Elsinore Fault Zone. This fault zone is right lateral strike-slip fault zone extending for approximately 110 miles from the City of Whittier to the City of Murrieta in California. The Elsinore Fault Zone is reported to the one of the quietest fault zones in southern California (SCEDC 2021).

4.1.3 Regional and Subject Property Hydrogeology

The Subject Property is located in the Temecula Valley Groundwater Basin. The Temecula Valley Groundwater Basin underlies several valleys in the southwestern Riverside County and a portion of northern San Diego County. The basin is bounded by nonwatery-bearing crystalline rocks of the Penninsular Ranges (DWR 2004). The overlying valleys are drained mainly by Wilson, Temecula, Murrieta, Warm Springs, and Pechanga Creeks to the Santa Margarita River which flows west out of the Temecula Valley. The primary water bearing material of this basin is quaternary alluvium, estimated to reach more than 2,500 feet thick. Holocene alluvial deposits consist of unconsolidated gravel, sand, silt, and clay that are generally about 100 to 125 feet thick but can reach 200 feet thick. Groundwater is extracted from residumm and from fractured rocks beneath the basin (DWR 2004). The Lancaster, Aguanga, and Agua Caliente faults and several strands of the Elsinore fault zone cross the basin and may affect groundwater movement. The Wildomar fault is a groundwater barrier that produces differences in water level and pressure in the northwestern part of the basin. Natural recharge of the alluvium is from direct precipitation and percolation in the Warm Springs, Tucalota, Santa Gertrudis, Murrieta, and Pechanga Creeks and the Temecula River (DWR 2004).

Stantec reviewed the SWRCB Geotracker online environmental database for sites reporting a depth to groundwater. The closest site with depth groundwater information is a former LUST cleanup site identified as the Inland Valley Regional Medical Center located at 36485 Inland Valley Drive, Wildomar, CA 92595. Although currently identified as a case closed site, the last reported depth to groundwater was 1,330-

1343 feet amsl in the fourth quarter Groundwater Monitoring Well Sampling and Gradient Assessment dated November 8, 2004 (Frey Environmental 2004).

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Data Resources Inc. (EDR), a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix C.

Stantec evaluated the information listed within the database relative to potential impact to the Subject Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Subject Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be in the north, northwest.

Observations about the Subject Property and surrounding sites made during the Subject Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the EDR report to evaluate the potential for conditions on adjacent and nearby sites to pose a REC, CREC, or HREC for the Subject Property.

Based on the evaluation, the following individual facility was identified as the most likely potential of impact to the Subject Property. The basis for why the following listed databases creates a REC for the Subject Property is also provided.

Listed Facility Name/Address	Database Listing	Distance/Direction from Subject Property	REC? (YES / NO)
Bear Creek Golf Course; 22771 Grand Avenue	SWEEPS Underground Storage Tank (UST)	600 feet west of the Subject Property	No
No additional information was reported. Based on lack of reported violations or releases, this site listing is not considered a REC.			

4.2.2 Listings for Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjacent and nearby sites to pose a REC, CREC, or HREC for the Subject Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Subject Property from a nearby property, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC].

Stantec considers the other listings in the database search report provided in Appendix C to not constitute potential RECs for the Subject Property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Subject Property use and/or indications of RECs in connection with the Subject Property:

4.3.1 Riverside County Environmental Health Department

Agency Name Contact Information	Finding
Riverside County Environmental Health Department DEHRecordsMgmt@rivco.org Date of contact: November 2, 2021	Stantec submitted a Freedom of Information Act (FOIA) request to the Riverside County Environmental Health Department on November 2, 2021 and received a response indicating no records were found.

4.3.2 Department of Toxic Substances Control

Agency Name, Contact Information	Findings
Department of Toxic Substances Control (DTSC) San Diego SanDiegoFileRoom@dtsc.ca.gov Date of Contact: November 2, 2021	Stantec submitted a FOIA request to the DTSC on November 2, 2021 and received a response no records were found.

4.3.3 Riverside County Fire Department

Agency Name Contact Information	Finding
Riverside County Fire Department (RCFD) RRURecords@fire.ca.gov Date of contact: November 2, 2021	Stantec submitted a records request to RCFD on November 2, 2021 and received a response indicating no records were found.

4.3.4 City of Wildomar Building and Safety Department

Agency Name, Contact Information	Findings
City of Wildomar Building and Safety Department records@rivco.com Date of Contact: November 2, 2021	Stantec submitted a records request to the Building and Safety Department on November 2, 2021 and received the following records: • April 28, 1971: Permit No. 190053to replace electrical service and gas line

Agency Name, Contact Information	Findings
	• March 1, 1972: Permit No. 202460 issued for demolition of a cabin Refer to Appendix D Agency Records for copies of these permits.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records, deeds, environmental liens, and activity and use limitation documentation was not provided by the User, and public records were not searched by Stantec.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

Year	Scale	Observations, Subject Property and Adjoining Properties
1949	1"=500'	Present day Clinton Keith Road and Grand Avenue are visible on this photograph as paved roads. The Subject Property and surrounding areas appear to be undeveloped. A drainage path or creek can be visible to the south of the Subject Property.
1953	1"=500'	The Subject Property remains unchanged from the 1949 photograph. Some developments are visible approximately 750 feet to the west of the Subject Property.
1961	1"=500'	The Subject Property remains unchanged from the 1949 photograph. The properties directly to the west, northwest show evidence of grading or vegetation clearing.
1967	1"=500'	No significant changes in land use are visible from the 1961 photograph.
1974	1"=500'	No significant changes in land use are visible from the 1967 photograph.
1978	1"=500'	Surrounding properties are now distinguishable from one another with distinguished property boundaries. Murrieta Creek is visible to the north of the Subject Property.
1985	1"=500'	The Subject Property remains unchanged. Various surrounding properties are developed with single family homes. The drainage path or creek is still visible to the south of the Subject Property.
1989	1"=500'	No significant changes in land use are visible from the 1989 photograph.

Year	Scale	Observations, Subject Property and Adjoining Properties
1994	1"=500'	Significant land use development is visible in surrounding properties. The areas surrounding the Subject Property now show various residential homes and tracks. Thick vegetation overgrowth is visible on the property directly south of the Subject Property.
1997	1"=500'	No significant changes in land use are visible from the 1994 photograph. The property to south appears to have been cleared of minimal vegetation, however mature trees are still present.
2002	1"=500'	No significant changes in land use are visible from the 1997 photograph. The property to south appears to now be developed further and covered with asphalt.
2005	1"=500'	The Subject Property remains unchanged from the 2002 photograph. The land approximately 800 feet to the southwest is developed into a golf course.
2009	1"=500'	No significant changes in land use from the 2002 photograph.
2012	1"=500'	The Subject Property remains unchanged from the 2009 photograph. The adjacent property to the south is now developed as the Southern California Edison (SCE) Tenaja Substation.
2016	1"=500'	No significant changes in land use from the 2012 photograph.

Name of aerial photograph source: The EDR Aerial Photo Decade Package

4.4.3 City Directories

Stantec retained a third party to research available reverse city directories for the Subject Property, in approximately five-year intervals. The following is a summary of Stantec's review of the city directory listings:

Year	Subject/Adjoining Property	Listed Occupants
2014	32695 Clinton Keith Road	Bear Creek Feed& Supply
2005	32575 Clinton Keith Road	Lopez, Juan M
	32695 Clinton Keith Road	VIP Monitoring
2000	32757 Clinton Keith Road	Lopez, Juan
	32695 Clinton Keith Road	Price, Ted Rancho Land Sales
1995	32575 Clinton Keith Road	Lopez, Juan
	32625 Clinton Keith Road	Helash, John
	32695 Clinton Keith Road	Price, Ted Rancho Land Sales
1992	32575 Clinton Keith Road	Lopez, Juan
	32625 Clinton Keith Road	Helash, John

Year	Subject/Adjoining Property	Listed Occupants
	32695 Clinton Keith Road	Price, Ted Rancho Land Sales
1985	32575 Clinton Keith Road	Wright, Jean
	32610 Clinton Keith Road	Hilde, Phillip
	32625 Clinton Keith Road	Helash, John
1980	32610 Clinton Keith Road	Hilde, Phillip

Name of city directories and source: The EDR City Directory Abstract

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Subject Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Subject Property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Subject Property. The Sanborn® Map Search Report indicating “no coverage” is presented in Appendix C.

4.4.5 Historical Topographic Maps

Stantec obtained and reviewed historical topographic maps to help identify past proposed Subject Property usage and areas of potential environmental concern. USGS 7.5-minute Topographic Maps of the Wildomar, California Quadrangle (scale 1:24,000) to help identify past Subject Property usage and areas of potential environmental concern.

No RECs were noted during our review of the topographic maps. Copies of the historical maps are provided in Appendix C. The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations, Subject Property and Adjoining Sites
1901	1:125,000	Based on the scale, no details regarding specific development of the Subject Property were observed. No structures or indicators of potential RECs were presented on the map.
1942	1:62,500	
1943	1:62,500	
1947	1:50,000	
1953	1:24,000	
1973	1:24,000	Clinton Keith Road and Murrieta Creek are presented on these maps. No structures are present on the Subject Property and surrounding properties.
1982	1:24,000	
1988	1:24,000	
1997	1:24,000	

Year	Scale	Observations, Subject Property and Adjoining Sites
2012	1:24,000	This map provides little detail of the Subject Property, adjoining, and nearby properties. All surrounding residential streets appear to be developed to their current conditions.

Name of maps and source: The EDR Historical Topographic Map Report

4.4.6 Other Historical Sources

Stantec reviewed the Department of Conservation (DOC), Geologic Energy Management Division (CalGEM) online well finder database to determine the number and status of historical oil and gas wells on the Subject Property and in the surrounding areas. The nearest buried and plugged oil gas well is approximately 4.72 miles to the southeast of the Subject Property (DOC 2021). No historical, or current, oil and gas wells were identified within the Subject Property.

No other historical sources were researched.

5.0 SITE RECONNAISSANCE

A visit to the Subject Property and its vicinity was conducted by Emily Medler on November 11, 2021. Access to the Subject Property was provided by public right-of-way (ROW). Stantec was unaccompanied during the Subject Property visit. Figure 2 provides information about the Subject Property and adjoining sites and the location of potential areas of environmental concern. Photographs collected during the Subject Property visit are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Subject Property that may indicate the presence of RECs. The reconnaissance of the Subject Property was conducted on foot and Stantec utilized the following methodology to observe the Subject Property:

- Traverse the outer Subject Property boundary.
- Traverse transects across the Subject Property.
- Traverse the periphery of all structures on the Subject Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces.

Weather conditions during the visit to the Subject Property were clear and sunny. There were no weather-related Subject Property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Subject Property and Area Description:	The Subject Property is located at APN 380150020. The Subject Property is a vacant, undeveloped parcel within the City of Wildomar. The surrounding area consists of residential, commercial, and open space use.
Subject Property Operations.	The Subject Property is zoned as Rural Residential and is a vacant lot with no active operations.
Structures, Roads, Other Improvements:	None observed.
Subject Property Size (acres):	1.10 acres
Estimated % of Subject Property Covered by Buildings and/or Pavement:	0%, site is covered with minimal vegetation and grasses
Observed Current Subject Property Use/Operations:	Vacant lot
Observed Evidence of Past Subject Property Use(s):	None observed.

Sewage Disposal Method (and age):	City of Wildomar Public Works Department
Potable Water Source:	Elsinore Valley Municipal Water District
Electric Utility:	SCE

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Subject Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	None observed.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

The area within the Subject Property is undeveloped, vacant land. As such, no interior observations were made during the site reconnaissance.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Subject Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	Two-tracks were observed throughout the Subject Property assumed to be associated with various vegetation management (i.e., mowing)

Observations	Description
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	No areas indicative of solid waste disposal were observed.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Subject Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	The conditions were dry at the time of the site reconnaissance conducted by Stantec on November 11, 2021. Based on the locations of storm drains, stormwater flows south, southwest from the site to the drainage culvert located on SCE's property adjacent to the southwest.
Wells:	None observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	Observed on the Subject Property were two aboveground, high voltage markers. These markers do not represent a REC.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other Underground Structures:	None observed.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Subject Property and/or from public ROW, Stantec made the following observations about use and activities on adjoining sites:

NORTH	Subject Property consists of a vacant lot and a commercial business (Blue Rock Landscaping Materials).
EAST	This site appears to be undeveloped.
SOUTH	Subject Property to the south is developed as an electrical substation (SCE Tenaja Substation).
WEST	The adjacent to the west of the Subject Property consists of a residential neighborhood.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining sites providing indications of past use and activities, if any, are described below.

NORTH	None Observed.
EAST	None Observed.
SOUTH	None Observed.
WEST	None Observed.

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds, and lagoons on adjoining sites:

NORTH	Murrieta Creek was observed approximately 300 feet to the north of the Subject Property.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Subject Property and Surrounding Area:	The Subject Property has a general topographic gradient trend to the south, southwest, and surrounding areas have a general topographic gradient trending north, northwest.

6.0 INTERVIEWS

Interviews were unable to be conducted with the current owner of the Subject Property.

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a property inspection was evaluated to determine if RECs are present in connection with the Subject Property. Based on this information, Stantec made the following finding and developed the following opinion.

- Stantec observed the adjacent property as an electrical substation (SCE Tenaja Substation). Given the recent development of the substation, future development of the Subject Property, and no evidence of prior violations, the Tenaja Substation does not represent a REC.
- Due to the existing conditions and the site being undeveloped, there is potential to encounter various biological resources or endangered species. A biological resources assessment was conducted prior to this Phase I ESA. Results of the survey indicated most of the Subject Property consists of non-native grassland and one special-status species paniculate tarplant, was observed on the Subject Property. No additional special-status wildlife species were observed during the assessment, however due to its close proximity to Murrieta Creek, there is potential for the riparian vegetation to support special status and other common bird species. Lastly, the assessment indicated burrowing owls have the potential to occur within non-native grasslands of the Subject Property. These potential biological resources represent a BER.
- The Subject Property is located on the Willard fault of the Elsinore fault zone. The Subject Property's close proximity to these faults represents a BER and should be considered during development of the planned use of the Subject Property.
- The Subject Property is located within 300 feet of Murrieta Creek, which is mapped as a regulatory floodway. The Subject Property is located in Zone X (minimal flood hazard risk), however, a flood zone AE (flood zone areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA) was mapped close to the southeast to east boundary of the Subject Property.
- The Subject Property's close proximity to a regulatory flood way and Zone AE represents a BER and should be considered during development of the planned use of the Subject Property.

7.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.
Data Gaps from Historical Records Review:	None.
Data Gaps from Interviews:	The current owner of the Subject Property was not interviewed during the completion of this assessment. However, a user questionnaire was issued to Hecate and Stantec is awaiting the completed questionnaire, which will be incorporated into this report upon receipt.
Other Data Gaps:	None.

7.3 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of APN 380150020, the "Subject Property". Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property.

The following Business Environmental Risks (BERs) were identified in connection with the assessment of the Subject Property:

- The existing, undeveloped condition of the Subject Property is likely to support endangered or special status biological resources. A biological resources assessment was conducted prior to this Phase I ESA. Results of the survey indicated most of the Subject Property consists of non-native grassland and one special-status species, paniculate tarplant, was observed on the

Subject Property. Additionally, no special-status wildlife species were observed during the assessment, however due to its close proximity to Murrieta Creek there is potential for the riparian vegetation to support special status and other common bird species. Lastly, the assessment indicated burrowing owls have the potential to occur within non-native grasslands of the Subject Property. These potential biological resources represent a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located on the Willard Fault within the Elsinore Fault Zone. The Subject Property's proximity to the Willard fault represents a BER and should be considered during development of the planned use of the Subject Property.

- The Subject Property is located within 300 feet of Murrieta Creek, which is mapped as a regulatory floodway. Per FEMA maps prepared for the area, the Subject Property is located within Zone X (minimal flood hazard risk), however, a flood zone AE (flood zone areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA) was mapped directly next to the southeast to east boundary of the Subject Property. The Subject Property's proximity to a Zone AE flood zone towards the southeast to east boundary represents a BER and should be considered during development of the planned use of the Subject Property.

8.0 REFERENCES

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December 1, 2021

Southern California Earthquake Data Center (SCEDC). 2021. Earthquake Information: Elsinore Fault Zone. Available at: https://scedc.caltech.edu/earthquake/elsinore.html. Accessed November 2021.

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VCS Environmental. 2017. East Lake Specific Plan Amendment No. 11 Environmental Impact Report. Available at: http://www.lake-elsinore.org/home/showdocument?id=18681. Accessed November 2021.

FIGURES

APPENDICES

Appendix A Photographs of the Property and Vicinity

Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 1 **Direction:** North **Survey Date:** 11/11/2021 **Comments:** From PP1, looking North at the Property and adjacent parcel boundary. Ornamental vegetation and electrical poles can be seen along this boundary.	
Photograph ID: 2 **Direction:** Northeast, east **Survey Date:** 11/11/2021 **Comments:** From PP1, looking northeast, east at the Property and Clinton Keith Road. The property adjacent to the north and nearby business, Blue Rock Landscaping materials, is visible in the background.	

Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 3

Direction:
Southwest

Survey Date:
11/11/2021

Comments:
View of aboveground high-voltage markers along the eastern boundary of the Property.



Photograph ID: 4

Direction:
Northwest

Survey Date:
11/11/2021

Comments:
View of the Property from the southeastern corner of the Property facing northwest.



Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 5

Direction:
East, southeast

Survey Date:
11/11/2021

Comments:
View from the Property facing east, southeast at the nearby open space property across Clinton Keith Road. Additionally, an electrical pole is visible along the eastern boudnary.



Photograph ID: 6

Direction:
South

Survey Date:
11/11/2021

Comments:
From PP3, view of the Property facing south at the adjacent Southern California Edison (SCE) Tenaja Substation.



Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 7

Direction:
Southeast

Survey Date:
11/11/2021

Comments:
From PP3, view of the Property and adjacent parcel boundary facing southeast. Various two-tracks are visible throughout the site. Assumed to be associated with various vegetation management.



Photograph ID: 8

Direction:
West

Survey Date:
11/11/2021

Comments:
From PP3, view of the adjacent residential properties to the west.



Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 9 **Direction:** East, southeast **Survey Date:** 11/11/2021 **Comments:** From PP4, view of the Property boundary with the adjacent SCE Tenaja Substation. Four electrical poles and ornamental landscaping is visible along this boundary.	
Photograph ID: 10 **Direction:** East, southeast **Survey Date:** 11/11/2021 **Comments:** View of the drainage culvert on the adjacent SCE Tenaja Substation property to the south. The culvert is approximately 2-3 feet wide. No runoff was observed at the site reconnaissance.	

Client:	**Hecate Energy Grid, LLC.**	**Project:**	**Chiquito Battery Energy Storage System Phase I ESA**
Site Name:	**Chiquito**	**Site Location:**	**Wildomar, California**

Photograph ID: 11 **Direction:** Southwest **Survey Date:** 11/11/2021 **Comments:** View of the SCE Tenaja Substation from the Property.	
Photograph ID: 12 **Direction:** North, northeast **Survey Date:** 11/11/2021 **Comments:** View of the SCE Tenaja Substation entrance to the south of the Property.	

Appendix B STANTEC RESUMES

Appendix C ENVIRONMENTAL DATA RESOURCES REPORT

Appendix D AGENCY RECORDS

Appendix 5: LID Feasibility Supplemental Information

Information that supports or supplements the determination of LID technical feasibility documented in Section D

Examples of material to provide in Appendix 5 may include but are not limited to the following:

- Technical feasibility criteria for DMAs
- Site specific analysis of technical infeasibility of all LID BMPs (if Alternative Compliance is needed)
- Documentation of Approval criteria for Proprietary Biofiltration BMPs

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 2.3 of the SMR WQMP and Sections D of this Template.

Appendix 6: LID BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation to supplement Section D

Examples of material to provide in Appendix 6 may include but are not limited to the following:

- DCV calculations,
- LID BMP sizing calculations from Exhibit C of the SMR WQMP
- Design details/drawings from manufacturers for proprietary BMPs

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 3.4 of the SMR WQMP and Sections D.4 of this Template.

Santa Margarita Watershed

BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)

Company Name	Stantec	Date	7/5/2023
Designed by	L. Diaz	County/City Case No	
Company Project Number/Name	185805178 / Chiquito BESS		
Drainage Area Number/Name	A		

Enter the Area Tributary to this Feature A_T = 0.77 acres

85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E

Site Location

Township: T 07 S

Range: R 04 W

Section: 1

Enter the 85th Percentile, 24-hour Rainfall Depth D_{85} = 0.74

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.35

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.25

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = D_{85} \times C$

V_u = 0.19 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 531 ft^3

Notes:

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Santa Margarita Watershed

BMP Design Flow Rate, Q_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	Stantec	Date	7/5/2023
Designed by	L. Diaz	County/City Case No	
Company Project Number/Name	185805178 / Chiquito BESS		
Drainage Area Number/Name	A		

Enter the Area Tributary to this Feature A_T = 0.77 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.35

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.25

BMP Design Flow Rate

$Q_{BMP} = C \times I \times A_T$

Q_{BMP} = 0.0 ft^3/s

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Santa Margarita Watershed

BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)

Company Name	Stantec	Date	7/5/2023
Designed by	L. Diaz	County/City Case No	
Company Project Number/Name			
Drainage Area Number/Name	B1		

Enter the Area Tributary to this Feature A_T = 1.45 acres

85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E

Site Location

Township: T 07 S

Range: R 04 W

Section: 1

Enter the 85th Percentile, 24-hour Rainfall Depth D_{85} = 0.74

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.31

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.23

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = D_{85} \times C$

V_u = 0.17 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 895 ft^3

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Santa Margarita Watershed

BMP Design Flow Rate, Q_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	Stantec	Date	7/5/2023
Designed by	L. Diaz	County/City Case No	
Company Project Number/Name	185805178 / Chiquito BESS		
Drainage Area Number/Name	B1		

Enter the Area Tributary to this Feature A_T = 1.45 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.31

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.23

BMP Design Flow Rate

$Q_{BMP} = C \times I \times A_T$

Q_{BMP} = 0.1 ft^3/s

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Santa Margarita Watershed

BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)

Company Name	Stantec	Date	7/5/2023
Designed by	L. Diaz	County/City Case No	
Company Project Number/Name	185805178 / Chiquito BESS		
Drainage Area Number/Name	B2		

Enter the Area Tributary to this Feature A_T = 0.5 acres

85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E

Site Location

Township: T 07 S

Range: R 04 W

Section: 1

Enter the 85th Percentile, 24-hour Rainfall Depth D_{85} = 0.74

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction I_f = 0.18

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$

C = 0.16

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = D_{85} \times C$

V_u = 0.12 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 218 ft^3

Notes:

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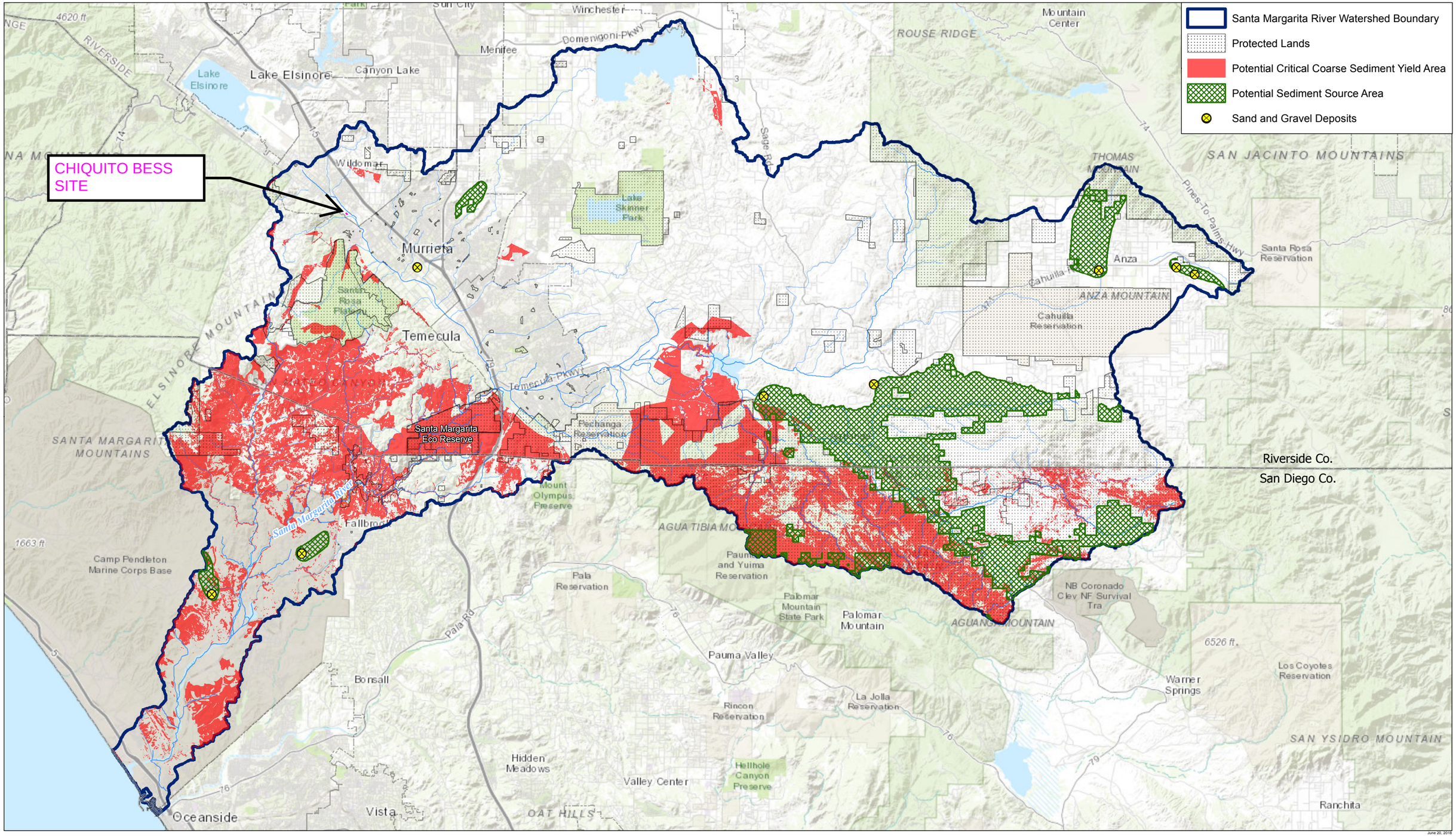
Appendix 7: Hydromodification

Supporting Detail Relating to compliance with the Hydromodification Performance Standards

Examples of material to provide in Appendix 7 may include but are not limited to the following:

- Hydromodification Exemption Exhibit,
- Potential Critical Coarse Sediment Yield Area Mapping
- Hydromodification BMP sizing calculations,
- SMRHM report files,
- Site-Specific Critical Coarse Sediment Analysis,
- Design details/drawings from manufacturers for proprietary BMPs

This information should support the hydromodification exemption (if applicable) and hydrologic control BMP and Sediment Supply BMP sections of this Template. Refer to Section 2.4 and 3.6 of the SMR WQMP and Sections E of this Template.



0 1 2 Miles

Exhibit G-1

SANTA MARGARITA RIVER WATERSHED

POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS AND POTENTIAL SEDIMENT SOURCE AREAS

Bioretention Facility - Design Procedure	BMP ID: Basin A	Legend:	Required Entries / Calculated Cells
Company Name: Stantec		Date: 7/7/2023	
Designed by: L. Diaz		County/City Case No.:	

Design Volume

Enter the area tributary to this feature	A_T=	0.8	acres
Enter V_{BMP} determined from Section 2.1 of this Handbook	V_{BMP}=	531	ft^3
Enter the measured infiltration rate	I=	0.00	in/hr
Enter the Factor of Safety (See Table 1, Appendix A: "Infiltration Testing" of this BMP Design Handbook)	FS =	0.00	
Enter factored infiltration rate (design)	$I_{factored}$=	#DIV/0!	in/hr

Bioretention Facility Surface Area

Depth of Surface Ponding Layer (6" minimum, 12" maximum)	d_P =	1.0	inches
Depth of Engineered Soil Media (24" to 36"; 18" allowed if vertically constr	d_s =	24.0	inches
Depth of Gravel Storage Layer (Optional Layer; up to 30")	d_g =	12.0	inches

Note: Check that storage in gravel does not exceed the amount that can enter these systems during a typical storm event. The depth of effective stored water should be less than 12 inches (30 inch bulk depth) unless higher permeability media is used to allow faster filling of this layer.

Total Effective Depth, d_E

$d_E(ft) = d_p(ft) + [(0.3) \times d_S(ft) + (0.4) \times d_g(ft)]$ → d_E = 1.08 feet

Required Effective Footprint Area, A_{BMP}

$$A_{BMP}\ (ft^2) = \frac{V_{BMP}\ (ft^3)}{d_E\ (ft)}$$ → A_{BMP} = 490 ft^2

Proposed Surface Area (shall not be less than A_{BMP}) A= 1,787 ft^2

Note: This area shall be measured at the mid-ponding depth of the BMP. For systems with side-slopes, this should be the contour that is midway between the floor of the basin and the maximum water qualty ponding depth of the basin. The underlying gravel layer should extend to this contour. For systems with vertical walls, the effective area is the full footprint.

Message: Facility meets the Minimum Footprint

Drawdown Time (must be less than 72 hours) T_{Dd} = #DIV/0! hr

#DIV/0!

Bioretention Facility Properties

Side Slopes in Bioretention Facility	z =	4	:1
Longitudinal Slope of Site (3% maximum)		0.5	%
Check Dam Spacing		0	feet
Describe Vegetation:			

Notes:

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Bioretention Facility - Design Procedure	BMP ID: Basin B	Legend:	Required Entries / Calculated Cells
Company Name: Stantec		Date: 7/7/2023	
Designed by: L. Diaz		County/City Case No.:	

Design Volume

Enter the area tributary to this feature	A_T=	1.9	acres
Enter V_{BMP} determined from Section 2.1 of this Handbook	V_{BMP}=	1,113	ft^3
Enter the measured infiltration rate	I=	0.00	in/hr
Enter the Factor of Safety (See Table 1, Appendix A: "Infiltration Testing" of this BMP Design Handbook)	FS =	0.00	
Enter factored infiltration rate (design)	$I_{factored}$=	#DIV/0!	in/hr

Bioretention Facility Surface Area

Depth of Surface Ponding Layer (6" minimum, 12" maximum)	d_P =	1.0	inches
Depth of Engineered Soil Media (24" to 36"; 18" allowed if vertically constr	d_s =	24.0	inches
Depth of Gravel Storage Layer (Optional Layer; up to 30")	d_g =	12.0	inches

Note: Check that storage in gravel does not exceed the amount that can enter these systems during a typical storm event. The depth of effective stored water should be less than 12 inches (30 inch bulk depth) unless higher permeability media is used to allow faster filling of this layer.

Total Effective Depth, d_E

$d_E(ft) = d_p(ft) + [(0.3) \times d_S(ft) + (0.4) \times d_g(ft)]$ → d_E = 1.08 feet

Required Effective Footprint Area, A_{BMP}

$$A_{BMP}\ (ft^2) = \frac{V_{BMP}\ (ft^3)}{d_E\ (ft)}$$

A_{BMP} = 1,027 ft^2

Proposed Surface Area (shall not be less than A_{BMP}) A= 1,862 ft^2

Note: This area shall be measured at the mid-ponding depth of the BMP. For systems with side-slopes, this should be the contour that is midway between the floor of the basin and the maximum water qualty ponding depth of the basin. The underlying gravel layer should extend to this contour. For systems with vertical walls, the effective area is the full footprint.

Message: Facility meets the Minimum Footprint

Drawdown Time (must be less than 72 hours) T_{Dd} = #DIV/0! hr

#DIV/0!

Bioretention Facility Properties

Side Slopes in Bioretention Facility	z =	4	:1
Longitudinal Slope of Site (3% maximum)		0.5	%
Check Dam Spacing		0	feet
Describe Vegetation:			

Notes:

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Chiquito BESS
Basin Sizing Calculations
6/15/2023

Low Loss Rate - PERCENT

(0.90) - (0.80 * Ai) Ai = 0 Existing Condition
0.148 Proposed Condition

Existing Condition = (0.90) - (0.80 * 0) = 0.9 * 100 **= 90**

Proposed Condition (0.90) - (0.80 * 0.148) = 0.7816 * 100 **= 78**

Constant Loss Rate - Inches / Hour

F = Fp (1.0 - (0.9 * Ai)) Ai = 0 Existing Condition
0.148 Proposed Condition

Existing Condition

RI = 79 for Grass, Annual or Perennial Cover type, AMC II, Soil Group C
(Based on Plate E-6.1)

Infiltration Rate = 0.32 in/hr for RI=79 (Based on Plate E-6.2)

F = 0.32 (1.0 - 0.9 *0) **= 0.32 in/hr**

Proposed Condition

RI = 91 for graded land
(Based on Plate E-6.1)

Infiltration Rate = 0.12 in/hr for RI=91 (Based on Plate E-6.2)

F = 0.12 (1.0 -(0.9 *0.148)) **= 0.104 in/hr**

Basin Sizing

Pre-development Volume (Drainage Areas A, B and C) = 0.29 ac-ft
Post-development Volume (Drainage Areas A, B and C)= 0.34 ac-ft

Volume required to be detained = 0.34 ac-ft - 0.29 ac-ft = 0.05 ac-ft = **2,178 cf**

Northwest Detention Pond with ponding @ 1-ft = 888 cf
Souhwest Detention Pond with ponding @ 1.50 ft = 1,600 cf

Total Detention Volume Provided = 1,600 cf + 888 cf = **2,488 cf**

Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

Include a copy of the completed Pollutant Sources/Source Control Checklist used to document Source Control BMPs in Section H of this Template.

Appendix 8

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

How to use this worksheet (also see instructions in Section G of the 2014 SMR WQMP Template):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your WQMP Exhibit.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in your WQMP. Use the format shown in Table G.1on page 31 of this WQMP Template. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs for those shown here.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☑ A. **On-site storm drain inlets**	☑ **Locations of inlets.**	☑ **Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.**	☑ **Maintain and periodically repaint or replace inlet markings.** ☐ **Provide stormwater pollution prevention information to new site owners, lessees, or operators.** ☑ **See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** ☐ **Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."**
☐ B. **Interior floor drains and elevator shaft sump pumps**		☐ **State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.**	☐ **Inspect and maintain drains to prevent blockages and overflow.**
☐ C. **Interior parking garages**		☐ **State that parking garage floor drains will be plumbed to the sanitary sewer.**	☐ **Inspect and maintain drains to prevent blockages and overflow.**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ D1. **Need for future indoor & structural pest control**		☐ **Note building design features that discourage entry of pests.**	☐ **Provide Integrated Pest Management information to owners, lessees, and operators.**
☑ D2. **Landscape/ Outdoor Pesticide Use**	☐ **Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained.** ☐ **Show self-retaining landscape areas, if any.** ☑ **Show stormwater treatment and hydrograph modification management BMPs. (See instructions in Chapter 3, Step 5 and guidance in Chapter 5.)**	**State that final landscape plans will accomplish all of the following.** ☐ **Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.** ☑ **Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.** ☐ **Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.** ☑ **Consider using pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.**	☑ **Maintain landscaping using minimum or no pesticides.** ☑ **See applicable operational BMPs in "What you should know for…..Landscape and Gardening"** at http://www.rcflood.org/stormwater/Downloads/LandscapeGardenBrochure.pdf ☑ **Provide IPM information to new owners, lessees and operators.**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ E. **Pools, spas, ponds, decorative fountains, and other water features.**	❑ **Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.)**	**If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.**	❑ **See applicable operational BMPs in "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain" at http://www.rcflood.org/stormwater/Downloads/poolsandspas.pdf**
❑ F. **Food service**	❑ **For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment.** ❑ **On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.**	❑ **Describe the location and features of the designated cleaning area.** ❑ **Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.**	❑ **See the brochure, "The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries" at http://www.rcflood.org/stormwater/downloads/FoodServ.pdf** **Provide this brochure to new site owners, lessees, and operators.**
❑ G. **Refuse areas**	❑ **Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas.** ❑ **If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area.** ❑ **Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.**	❑ **State how site refuse will be handled and provide supporting detail to what is shown on plans.** ❑ **State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.**	❑ **State how the following will be implemented:** **Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ H. **Industrial processes.**	❑ **Show process area.**	❑ **If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."**	❑ **See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** See the brochure "Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities" at http://www.rcflood.org/stormwater/Downloads/IndustrialCommercialFacilities.pdf
❑ I. **Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)**	❑ **Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area.** ❑ **Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.** ❑ **Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.**	❑ **Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains.** **Where appropriate, reference documentation of compliance with the requirements of Hazardous Materials Programs for:** ▪ **Hazardous Waste Generation** ▪ **Hazardous Materials Release Response and Inventory** ▪ **California Accidental Release (CalARP)** ▪ **Aboveground Storage Tank** ▪ **Uniform Fire Code Article 80 Section 103(b) & (c) 1991** ▪ **Underground Storage Tank** www.cchealth.org/groups/hazmat/	❑ **See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ J. **Vehicle and Equipment Cleaning**	❑ **Show on drawings as appropriate:** **(1) Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.** **(2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use).** **(3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.** **(4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.**	❑ **If a car wash area is not provided, describe any measures taken to discourage on-site car washing and explain how these will be enforced.**	**Describe operational measures to implement the following (if applicable):** ❑ **Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Refer to "Outdoor Cleaning Activities and Professional Mobile Service Providers" for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://www.rcflood.org/stormwater/downloads/OutdoorCleaningActivities.pdf** ❑ **Car dealerships and similar may rinse cars with water only.**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ K. **Vehicle/Equipment Repair and Maintenance**	❑ **Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.** ❑ **Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.** ❑ **Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.**	❑ **State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.** ❑ **State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.** ❑ **State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.**	**In the Stormwater Control Plan, note that all of the following restrictions apply to use the site:** ❑ **No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.** ❑ **No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.** ❑ **No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.** **Refer to "Automotive Maintenance & Car Care Best Management Practices for Auto Body Shops, Auto Repair Shops, Car Dealerships, Gas Stations and Fleet Service Operations". Brochure can be found at** http://rcflood.org/stormwater/ **Refer to Outdoor Cleaning Activities and Professional Mobile Service Providers for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at** http://rcflood.org/stormwater/

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ L. **Fuel Dispensing Areas**	❑ **Fueling areas[6] shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.** ❑ **Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area[1].] The canopy [or cover] shall not drain onto the fueling area.**		❑ **The property owner shall dry sweep the fueling area routinely.** ❑ **See the Fact Sheet SD-30 , "Fueling Areas" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

[6] **The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ M. **Loading Docks**	❑ **Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer.** ❑ **Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation.** ❑ **Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.**		❑ **Move loaded and unloaded items indoors as soon as possible.** ❑ **See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ N. **Fire Sprinkler Test Water**		❑ **Provide a means to drain fire sprinkler test water to the sanitary sewer.**	❑ **See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**
O. **Miscellaneous Drain or Wash Water or Other Sources** ❑ **Boiler drain lines** ❑ **Condensate drain lines** ❑ **Rooftop equipment** ❑ **Drainage sumps** ❑ **Roofing, gutters, and trim.** ❑ **Other sources**		❑ **Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.** ❑ **Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.** ❑ **Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.** ❑ **Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.** ❑ **Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.** ❑ **Include controls for other sources as specified by local reviewer.**	

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
❑ P. **Plazas, sidewalks, and parking lots.**			❑ **Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.**

Appendix 9: O&M

Operation and Maintenance Plan and Documentation of Finance, Maintenance and Recording Mechanisms

Include the completed Operation and Maintenance Plan in this Appendix along with additional documentation of Finance and Maintenance Recording Mechanisms for the site. Refer to Sections 3.10 and 5 of the SMR WQMP and Section J of this Template.

Appendix 10: Educational Materials

BMP Fact Sheets, Maintenance Guidelines and Other End-User BMP Information

Examples of material to provide in Appendix 10 may include but are not limited to the following:

- BMP Fact Sheets for proposed BMPs form Exhibit C: LID BMP Design Handbook of the SMR WQMP,
- Source control information and training material for site owners and operators,
- O&M training material,
- Other educational/training material related to site drainage and BMPs.

PRELIMINARY DRAINAGE STUDY FOR CHIQUITO BATTERY ENERGY STORAGE SYSTEMS (BESS)

North of Clinton Keith Avenue
East of Grand Avenue
City of Wildomar
Riverside County, CA

Stantec

Prepared For:

Chiquito Grid LLC

Prepared By:

Stantec Consulting Services Inc.
38 Technology Drive, Suite 200
Irvine, CA 92618



October 20, 2023

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HYDROLOGY MAP - EXISTING CONDITIONS
HYDROLOGY MAP - PROPOSED CONDITIONS

APPENDIX II – RAINFALL INTENSITY DATA

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APPENDIX V – HYDROLOGY CALCULATIONS

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EXISTING CONDITIONS 100 YEAR FLOW CALCULATIONS
PROPOSED CONDITIONS 10 YEAR FLOW CALCULATIONS
PROPOSED CONDITIONS 100 YEAR FLOW CALCULATIONS

APPENDIX VI – HYDROGRAPH CALCULATIONS

APPENDIX VII – HYDRAULICS CALCULATIONS

I. Project Understanding

Chiquito Grid LLC proposes to develop an 80-megawatt Battery Energy Storage System (BESS) project. The project is on two, separately owned parcels (APN 380150019 and 380150020). Combined, they are 2.98 acres. The site is located near the southwestern edge of the City of Wildomar limits.

The project will consist of battery storage containers series. Each series would consist of inverters, a transformer and a battery enclosure or an interconnected series of containers. Each container would be self-enclosed, housing batteries, fire detection and suppression systems, controls and cooling units. The project site is 200 feet northeast of Tenaja Substation and is in an area which has an existing 115kV transmission line corridor that extends across adjacent southwestern parcels (APN 380150020 and APN 380150021) to connect to the Substation.

The report presents the design considerations, methodology, and results of drainage analyses performed for the Chiquito BESS Project.



Figure 1.0 – *Project Location*

II. GENERAL SITE INFORMATION

The project is on two, separately owned parcels (APN 380150019 and 380150020). Combined, they are 2.98 acres. The property is in the City of Wildomar and is bounded by Clinton Keith Road to the south, Southern California Edison (SCE) Tenaja Substation to the west, undeveloped vacant land to the north, and a landscape supply business to the east.

The property is currently undeveloped and vacant land covered by vegetation. The project proposes to construct and operate a Battery Energy Storage System (BESS) site on the property. The development involves installation of outdoor, enclosed battery storage containers and associated equipment that would connect to Tenaja Substation. The site will have gravel surface cover and the equipment would be placed on concrete. The site proposes to have two entrances with concrete driveways and all weather access road. The perimeter of the site will be vegetated.

Under pre-development conditions, there is a mound located in the middle of the project site with a ridge extending to the north. The site generally surface flows at approximately 5% grade to the northwest corner, to the east at approximately 5% grade to a drainage course and approximately 5% grade to the south. The stormwater that drains to the east and south discharges to the street gutter along Clinton Keith Road to a curb inlet located approximately 450 feet east of the project site. The curb inlet outlets to a rock lined ditch via a 24-inch RCP and ultimately discharges to Murrieta Creek to the west. The stormwater that drains to the northwest corner of the property drains to the street gutter on Grand Avenue and is captured by a curb inlet on the north side of Clinton Keith Road, approximately 100 feet west of the project site. The stormwater is conveyed to a 36-inch RCP via double 24-inch RCPs to the south side of Clinton Keith Road and ultimately discharges to the Murrieta Creek to the east.

Under post-development conditions, the proposed grading will range between 1% and 2.5%. The site will surface flow to a detention basin in the northwest corner as well as to a detention basin in the southeast corner. The proposed detention basins attenuate post-development flows so as not to exceed the pre-development volume. Once the sufficient volume is detained, the runoff will outlet through raised inlets. The upstream end of the onsite storm drain system will connect to the northwest basin with 12" PVC pipe and follow the access road alignment prior to connecting to a 15" RCP servicing the southeast basin near the easterly entrance. The runoff then outlets via an 18" RCP and connects to the existing 36" RCP on the south side of Clinton Keith Road.

III. METHODOLOGY

A. HYDROLOGY

Hydrology calculations performed for the project are in conformance with the method outlined in the Riverside County Hydrology Manual dated April, 1978 This study was prepared using the method outlined in the Riverside County Hydrology Manual dated April, 1978, last updated August 2018 to determine the 10-year and 100-year storm peak discharges. The soils type was based on Plate C-1.51 of the manual. Rainfall Intensity-inches per hour data is obtained from plate NOAA Atlas 14, see Appendix II.

Hydrologic analyses were prepared for the proposed developed condition to calculate the 10-year and 100-year peak runoff using the Rational Method procedure. The existing soil type (Type C) was determined with the use of the soils map provided in the Riverside County Hydrology Manual. AES HydroWin Rational Method software, by Advanced Engineering Software (AES), was utilized for these calculations.

Project Site Soil: Type C per Riverside County Hydrology Manual. See Appendix III for a copy of the Soils Map.

Runoff Coefficient: Plate D-5.6 from RCFC&WCD Hydrology Manual was referenced. The project site has 15% impervious cover and is better represented by the impervious cover for Single Family Residential, 40,000 S.F. (1 ac) Lots. Based on data from NOAA Atlas 14, the rainfall intensity is 0.884 in/hr for 10-year storm and 1.46 in/hr for 100-year storm. D-5.3 from RCFC&WCD was then referenced to determine the coefficient using 0.883 in/hr and single family – 1 acre lot. The runoff coefficient yielded was 0.60. Plates D-5.3 and D-5.6 can be referenced in Appendix V.

The project site lies within Zone X designated as area determined to be outside the 0.2% annual chance floodplain based on the Flood Insurance Rate Map (Map No. 06065C2684G, effective August 28, 2008). See Appendix IV for a copy of the Flood Insurance Rate Map.

B. CONDUIT HYDRAULICS

Bentley FlowMaster V8i program was used to calculate the flow conditions in the proposed storm drain systems.

IV. RESULT SUMMARY

The total project site drainage within the development site was analyzed and estimated to be 2.98 acres. The tributary area, subareas, and flow path are shown on the Existing Condition and Proposed Condition Hydrology Maps in Appendix I.

The results of the existing and proposed conditions hydrology study are presented in Table 1. Refer to Appendix V for hydrology calculations.

The results of the existing and proposed conditions hydrograph study are presented in Table 2. Refer to Appendix VI for hydrograph calculations.

Table 1 – *Hydrology Study Results for Existing and Proposed Conditions*

Drainage Area	Existing Condition			
	Area (ac)	Q_{10} (cfs)	Q_{100} (cfs)	Tc (min)
A	0.81	1.02	1.76	15.1
B	2.01	1.98	3.48	22.1
C	0.16	0.26	0.44	9.9

Drainage Area	Proposed Condtion			
	Area (ac)	Q_{10} (cfs)	Q_{100} Cfs)	Tc (min)
A	0.85	1.67	2.77	7.8
B1	0.50	0.81	1.35	-
B2	1.45	2.34	3.92	11.0
C	0.18	0.31	0.62	7.1

Table 2 – Hydrograph Results for Existing and Proposed Conditions

Drainage Area	Existing Condition Volume (ac-ft)	Existing Condition Volume (ac-ft)
A	0.08	0.10
B	0.19	0.22
C	0.02	0.02
TOTAL	0.29	0.34

APPENDIX I

HYDROLOGY MAP - EXISTING CONDITION
HYDROLOGY MAP - PROPOSED CONDITION

LEGEND

- HYDROLOGY BOUNDARY
- PROPERTY LINE
- TRAVEL PATH
- EXISTING CONTOUR LINE
- FLOW DIRECTION
- A / 0.81 — SUBAREA / DRAINAGE AREA (ACRES)
- 1.00 — NODE
- Qr — 10-YEAR PEAK FLOW RATE
- Tc — TIME OF CONCENTRATION

NOTES

1. AREAS ROUNDED TO NEAREST 0.01 ACRE
2. BASED ON THE RIVERSIDE COUNTY SOILS MAP (PLATE C-1.51), THE PROJECT SITE IS COMPOSED OF TYPE C SOIL.

KEITH ROAD

CLINTON

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

PREPARED BY:

Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

PREPARED FOR:

CHIQUITO GRID, LLC
1495 CANYON BLVD., SUITE 218
BOULDER, CO 80302

BATTERY ENERGY STORAGE SYSTEM FOR CHIQUITO

WILDOMAR, RIVERSIDE COUNTY, CA

HYDROLOGY MAP - EXISTING CONDITION

SHEET 1 OF 1

JOB NO. 185805178

DRAWING: c:\2025-active\185805178-drawings\civil_dwg\C175-exhibits\C175-exhibits.DWG PLOTTED: 6/16/2025 4:04 PM BY: Lic. Work

LEGEND

- HYDROLOGY BOUNDARY
- PROPERTY LINE
- TRAVEL PATH
- EXISTING CONTOUR LINE
- FLOW DIRECTION
- A / 0.85 — SUBAREA / DRAINAGE AREA (ACRES)
- 2.00 — NODE
- Q_{10} — 10-YEAR PEAK FLOW RATE
- t_c — TIME OF CONCENTRATION

NOTES

1. AREAS ROUNDED TO NEAREST 0.01 ACRE
2. BASED ON THE RIVERSIDE COUNTY SOILS MAP (PLATE C-1.51), THE PROJECT SITE IS COMPOSED OF TYPE C SOIL.

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

PREPARED BY:

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38 TECHNOLOGY DRIVE, SUITE 200
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1685 CANYON BLVD, SUITE 218
BOULDER, CO 80302

BATTERY ENERGY STORAGE SYSTEM FOR CHIQUITO

WILDOMAR, RIVERSIDE COUNTY, CA

HYDROLOGY MAP - PROPOSED CONDITION

SHEET 1 OF 1

JOB NO. 185605178

APPENDIX II

RAINFALL INTENSITY DATA

NOAA Atlas 14, Volume 6, Version 2
Location name: Wildomar, California, USA*
Latitude: 33.5845°, Longitude: -117.2548°
Elevation: 1204 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**1.19** (0.996-1.43)	**1.57** (1.32-1.90)	**2.11** (1.76-2.56)	**2.56** (2.12-3.12)	**3.19** (2.56-4.04)	**3.70** (2.89-4.79)	**4.22** (3.22-5.60)	**4.79** (3.54-6.54)	**5.56** (3.94-7.93)	**6.17** (4.21-9.13)
10-min	**0.846** (0.714-1.02)	**1.13** (0.948-1.36)	**1.51** (1.27-1.83)	**1.84** (1.52-2.24)	**2.29** (1.83-2.89)	**2.65** (2.08-3.43)	**3.03** (2.31-4.02)	**3.43** (2.54-4.69)	**3.98** (2.82-5.69)	**4.42** (3.02-6.55)
15-min	**0.684** (0.572-0.824)	**0.912** (0.764-1.10)	**1.22** (1.02-1.48)	**1.48** (1.23-1.80)	**1.85** (1.48-2.33)	**2.14** (1.67-2.76)	**2.44** (1.86-3.24)	**2.76** (2.04-3.78)	**3.21** (2.27-4.58)	**3.56** (2.43-5.28)
30-min	**0.538** (0.452-0.648)	**0.716** (0.600-0.864)	**0.960** (0.802-1.16)	**1.17** (0.966-1.42)	**1.45** (1.16-1.84)	**1.68** (1.32-2.18)	**1.92** (1.47-2.55)	**2.18** (1.61-2.97)	**2.53** (1.79-3.61)	**2.81** (1.92-4.16)
60-min	**0.408** (0.343-0.492)	**0.544** (0.456-0.656)	**0.729** (0.609-0.881)	**0.884** (0.733-1.08)	**1.10** (0.882-1.39)	**1.28** (0.999-1.65)	**1.46** (1.11-1.94)	**1.65** (1.22-2.26)	**1.92** (1.36-2.74)	**2.13** (1.45-3.15)
2-hr	**0.300** (0.252-0.361)	**0.394** (0.330-0.475)	**0.521** (0.435-0.630)	**0.627** (0.519-0.765)	**0.776** (0.620-0.981)	**0.894** (0.699-1.16)	**1.02** (0.775-1.35)	**1.15** (0.847-1.56)	**1.32** (0.937-1.89)	**1.46** (0.999-2.17)
3-hr	**0.248** (0.208-0.298)	**0.323** (0.271-0.390)	**0.426** (0.355-0.515)	**0.511** (0.423-0.624)	**0.631** (0.504-0.797)	**0.726** (0.567-0.938)	**0.824** (0.628-1.09)	**0.927** (0.685-1.27)	**1.07** (0.756-1.52)	**1.18** (0.805-1.75)
6-hr	**0.176** (0.147-0.211)	**0.229** (0.192-0.276)	**0.301** (0.252-0.364)	**0.361** (0.299-0.440)	**0.444** (0.355-0.561)	**0.509** (0.398-0.658)	**0.576** (0.439-0.765)	**0.647** (0.478-0.883)	**0.743** (0.526-1.06)	**0.819** (0.558-1.21)
12-hr	**0.115** (0.096-0.138)	**0.152** (0.127-0.183)	**0.201** (0.168-0.244)	**0.242** (0.200-0.295)	**0.297** (0.238-0.376)	**0.341** (0.266-0.440)	**0.385** (0.293-0.510)	**0.430** (0.318-0.588)	**0.492** (0.348-0.702)	**0.540** (0.368-0.800)
24-hr	**0.076** (0.067-0.087)	**0.102** (0.090-0.118)	**0.138** (0.121-0.160)	**0.166** (0.145-0.194)	**0.205** (0.174-0.248)	**0.235** (0.195-0.290)	**0.266** (0.215-0.335)	**0.297** (0.235-0.385)	**0.340** (0.258-0.458)	**0.373** (0.273-0.520)
2-day	**0.045** (0.040-0.052)	**0.063** (0.056-0.073)	**0.087** (0.076-0.101)	**0.106** (0.093-0.124)	**0.133** (0.112-0.160)	**0.154** (0.127-0.189)	**0.175** (0.141-0.220)	**0.197** (0.155-0.255)	**0.227** (0.172-0.306)	**0.251** (0.184-0.349)
3-day	**0.032** (0.028-0.037)	**0.046** (0.040-0.053)	**0.064** (0.056-0.074)	**0.079** (0.069-0.092)	**0.100** (0.084-0.120)	**0.116** (0.096-0.143)	**0.133** (0.108-0.168)	**0.151** (0.119-0.195)	**0.175** (0.133-0.236)	**0.195** (0.143-0.272)
4-day	**0.026** (0.023-0.030)	**0.037** (0.033-0.043)	**0.052** (0.046-0.061)	**0.065** (0.057-0.076)	**0.083** (0.070-0.100)	**0.097** (0.080-0.119)	**0.111** (0.090-0.140)	**0.126** (0.100-0.164)	**0.148** (0.112-0.199)	**0.165** (0.121-0.230)
7-day	**0.017** (0.015-0.019)	**0.024** (0.021-0.028)	**0.035** (0.030-0.040)	**0.043** (0.038-0.051)	**0.055** (0.047-0.067)	**0.065** (0.054-0.080)	**0.075** (0.061-0.095)	**0.086** (0.067-0.111)	**0.101** (0.076-0.136)	**0.113** (0.083-0.157)
10-day	**0.012** (0.011-0.014)	**0.018** (0.016-0.021)	**0.026** (0.023-0.030)	**0.032** (0.028-0.038)	**0.042** (0.035-0.051)	**0.049** (0.041-0.061)	**0.057** (0.046-0.072)	**0.065** (0.051-0.085)	**0.077** (0.058-0.104)	**0.087** (0.063-0.121)
20-day	**0.007** (0.006-0.008)	**0.011** (0.009-0.013)	**0.016** (0.014-0.018)	**0.020** (0.017-0.023)	**0.026** (0.022-0.031)	**0.031** (0.026-0.038)	**0.036** (0.029-0.046)	**0.042** (0.033-0.054)	**0.050** (0.038-0.067)	**0.056** (0.041-0.079)
30-day	**0.006** (0.005-0.006)	**0.008** (0.007-0.010)	**0.012** (0.011-0.014)	**0.016** (0.014-0.018)	**0.021** (0.017-0.025)	**0.025** (0.020-0.030)	**0.029** (0.023-0.037)	**0.034** (0.026-0.044)	**0.040** (0.030-0.054)	**0.046** (0.033-0.064)
45-day	**0.004** (0.004-0.005)	**0.006** (0.006-0.007)	**0.009** (0.008-0.011)	**0.012** (0.010-0.014)	**0.016** (0.013-0.019)	**0.019** (0.016-0.024)	**0.023** (0.018-0.029)	**0.027** (0.021-0.034)	**0.032** (0.024-0.043)	**0.036** (0.027-0.051)
60-day	**0.004** (0.003-0.004)	**0.005** (0.005-0.006)	**0.008** (0.007-0.009)	**0.010** (0.009-0.012)	**0.014** (0.011-0.017)	**0.016** (0.014-0.020)	**0.019** (0.016-0.025)	**0.023** (0.018-0.030)	**0.028** (0.021-0.037)	**0.032** (0.023-0.044)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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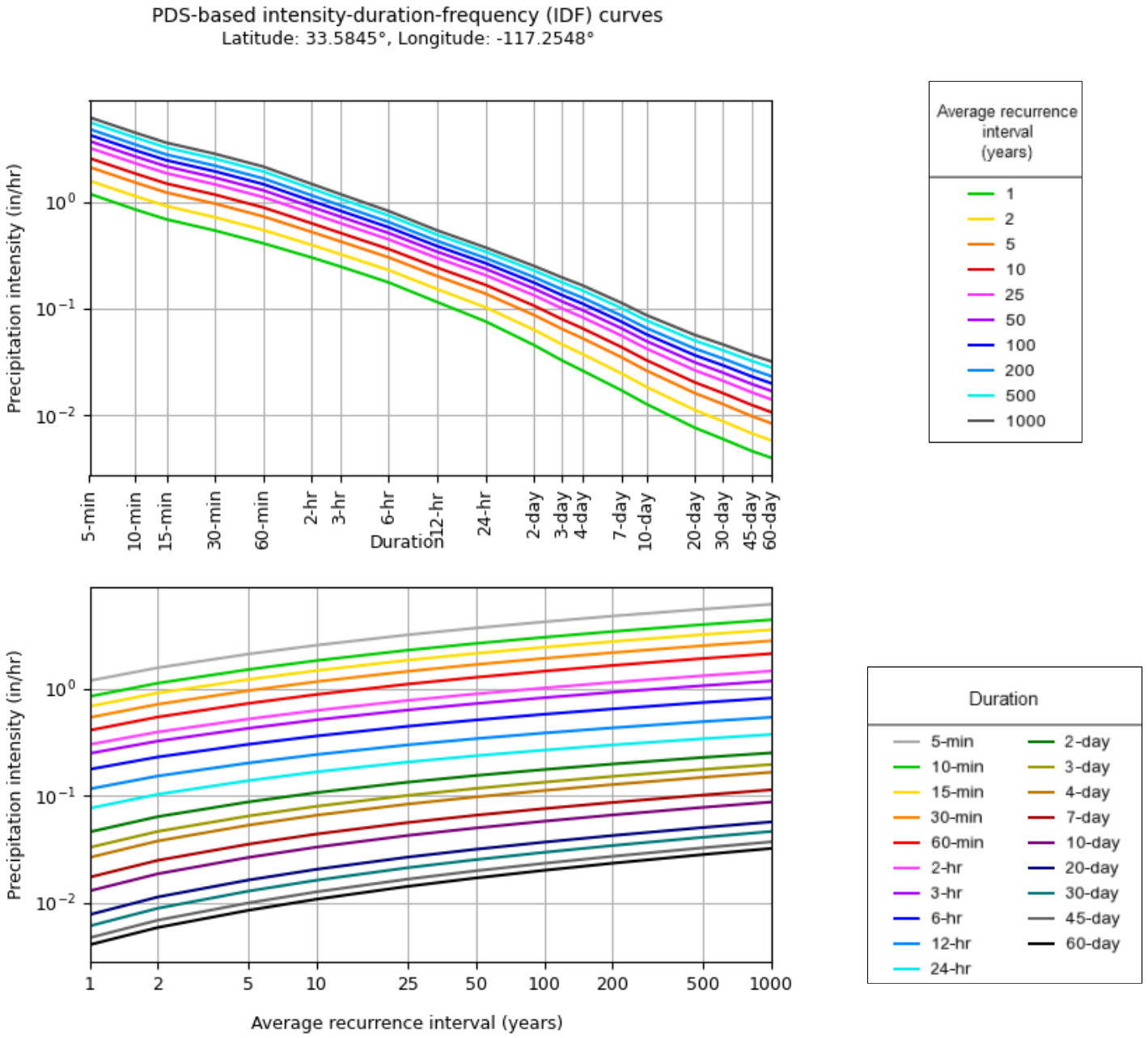
PF graphical



NOAA Atlas 14, Volume 6, Version 2

Created (GMT): Tue Jun 6 22:25:02 2023

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Maps & aerials

Small scale terrain

NOAA Atlas 14, Volume 6, Version 2
Location name: Wildomar, California, USA*
Latitude: 33.5845°, Longitude: -117.2548°
Elevation: 1204 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.099** (0.083-0.119)	**0.131** (0.110-0.158)	**0.176** (0.147-0.213)	**0.213** (0.177-0.260)	**0.266** (0.213-0.337)	**0.308** (0.241-0.399)	**0.352** (0.268-0.467)	**0.399** (0.295-0.545)	**0.463** (0.328-0.661)	**0.514** (0.351-0.761)
10-min	**0.141** (0.119-0.170)	**0.188** (0.158-0.227)	**0.252** (0.211-0.305)	**0.306** (0.253-0.373)	**0.382** (0.305-0.482)	**0.442** (0.346-0.571)	**0.505** (0.385-0.670)	**0.572** (0.423-0.781)	**0.664** (0.470-0.948)	**0.737** (0.503-1.09)
15-min	**0.171** (0.143-0.206)	**0.228** (0.191-0.274)	**0.305** (0.255-0.369)	**0.370** (0.307-0.451)	**0.462** (0.369-0.583)	**0.535** (0.418-0.691)	**0.611** (0.465-0.810)	**0.691** (0.511-0.944)	**0.803** (0.568-1.15)	**0.891** (0.608-1.32)
30-min	**0.269** (0.226-0.324)	**0.358** (0.300-0.432)	**0.480** (0.401-0.581)	**0.583** (0.483-0.710)	**0.727** (0.581-0.919)	**0.842** (0.658-1.09)	**0.962** (0.733-1.28)	**1.09** (0.805-1.49)	**1.26** (0.895-1.80)	**1.40** (0.958-2.08)
60-min	**0.408** (0.343-0.492)	**0.544** (0.456-0.656)	**0.729** (0.609-0.881)	**0.884** (0.733-1.08)	**1.10** (0.882-1.39)	**1.28** (0.999-1.65)	**1.46** (1.11-1.94)	**1.65** (1.22-2.26)	**1.92** (1.36-2.74)	**2.13** (1.45-3.15)
2-hr	**0.601** (0.504-0.723)	**0.788** (0.661-0.950)	**1.04** (0.871-1.26)	**1.26** (1.04-1.53)	**1.55** (1.24-1.96)	**1.79** (1.40-2.31)	**2.03** (1.55-2.70)	**2.29** (1.70-3.13)	**2.65** (1.87-3.78)	**2.93** (2.00-4.34)
3-hr	**0.745** (0.625-0.896)	**0.972** (0.815-1.17)	**1.28** (1.07-1.55)	**1.54** (1.27-1.87)	**1.90** (1.52-2.40)	**2.18** (1.70-2.82)	**2.48** (1.89-3.28)	**2.78** (2.06-3.80)	**3.21** (2.27-4.58)	**3.54** (2.42-5.25)
6-hr	**1.05** (0.885-1.27)	**1.38** (1.15-1.66)	**1.81** (1.51-2.18)	**2.16** (1.79-2.64)	**2.66** (2.13-3.36)	**3.05** (2.39-3.94)	**3.46** (2.63-4.58)	**3.88** (2.87-5.29)	**4.45** (3.15-6.36)	**4.90** (3.35-7.26)
12-hr	**1.39** (1.17-1.67)	**1.84** (1.54-2.22)	**2.43** (2.03-2.94)	**2.92** (2.42-3.56)	**3.59** (2.87-4.54)	**4.11** (3.21-5.31)	**4.64** (3.54-6.15)	**5.19** (3.84-7.09)	**5.93** (4.20-8.47)	**6.51** (4.44-9.64)
24-hr	**1.82** (1.61-2.11)	**2.47** (2.18-2.85)	**3.31** (2.92-3.84)	**4.00** (3.50-4.68)	**4.94** (4.18-5.96)	**5.66** (4.70-6.97)	**6.40** (5.18-8.06)	**7.15** (5.64-9.25)	**8.18** (6.20-11.0)	**8.97** (6.57-12.5)
2-day	**2.19** (1.94-2.53)	**3.05** (2.69-3.53)	**4.19** (3.69-4.86)	**5.12** (4.48-5.98)	**6.40** (5.42-7.72)	**7.40** (6.13-9.10)	**8.42** (6.82-10.6)	**9.47** (7.47-12.3)	**10.9** (8.28-14.7)	**12.1** (8.84-16.8)
3-day	**2.35** (2.08-2.72)	**3.33** (2.94-3.85)	**4.64** (4.09-5.38)	**5.72** (5.00-6.69)	**7.22** (6.11-8.71)	**8.40** (6.97-10.3)	**9.62** (7.79-12.1)	**10.9** (8.59-14.1)	**12.7** (9.60-17.1)	**14.1** (10.3-19.6)
4-day	**2.53** (2.24-2.92)	**3.62** (3.19-4.18)	**5.08** (4.47-5.89)	**6.29** (5.50-7.35)	**7.99** (6.76-9.63)	**9.32** (7.73-11.5)	**10.7** (8.68-13.5)	**12.2** (9.60-15.8)	**14.2** (10.8-19.2)	**15.9** (11.6-22.1)
7-day	**2.89** (2.56-3.34)	**4.17** (3.68-4.82)	**5.90** (5.19-6.84)	**7.35** (6.42-8.58)	**9.38** (7.94-11.3)	**11.0** (9.12-13.5)	**12.7** (10.3-16.0)	**14.5** (11.4-18.7)	**17.0** (12.9-22.9)	**19.0** (14.0-26.5)
10-day	**3.08** (2.72-3.55)	**4.45** (3.93-5.15)	**6.33** (5.57-7.34)	**7.91** (6.91-9.24)	**10.2** (8.59-12.2)	**11.9** (9.90-14.7)	**13.8** (11.2-17.4)	**15.8** (12.5-20.4)	**18.6** (14.1-25.1)	**20.9** (15.3-29.1)
20-day	**3.69** (3.26-4.26)	**5.40** (4.77-6.25)	**7.78** (6.85-9.02)	**9.82** (8.57-11.5)	**12.7** (10.8-15.4)	**15.1** (12.5-18.6)	**17.6** (14.3-22.2)	**20.3** (16.0-26.3)	**24.1** (18.3-32.5)	**27.2** (20.0-37.9)
30-day	**4.34** (3.83-5.01)	**6.36** (5.61-7.35)	**9.20** (8.10-10.7)	**11.7** (10.2-13.6)	**15.2** (12.9-18.3)	**18.1** (15.0-22.3)	**21.2** (17.2-26.7)	**24.6** (19.4-31.8)	**29.4** (22.2-39.5)	**33.3** (24.4-46.3)
45-day	**5.04** (4.46-5.82)	**7.38** (6.51-8.52)	**10.7** (9.41-12.4)	**13.6** (11.9-15.9)	**17.8** (15.1-21.5)	**21.3** (17.7-26.3)	**25.1** (20.3-31.6)	**29.2** (23.0-37.8)	**35.1** (26.6-47.2)	**39.9** (29.3-55.5)
60-day	**5.78** (5.11-6.68)	**8.40** (7.42-9.71)	**12.2** (10.7-14.1)	**15.5** (13.5-18.1)	**20.3** (17.2-24.5)	**24.4** (20.2-30.0)	**28.8** (23.3-36.3)	**33.5** (26.5-43.4)	**40.4** (30.6-54.5)	**46.1** (33.8-64.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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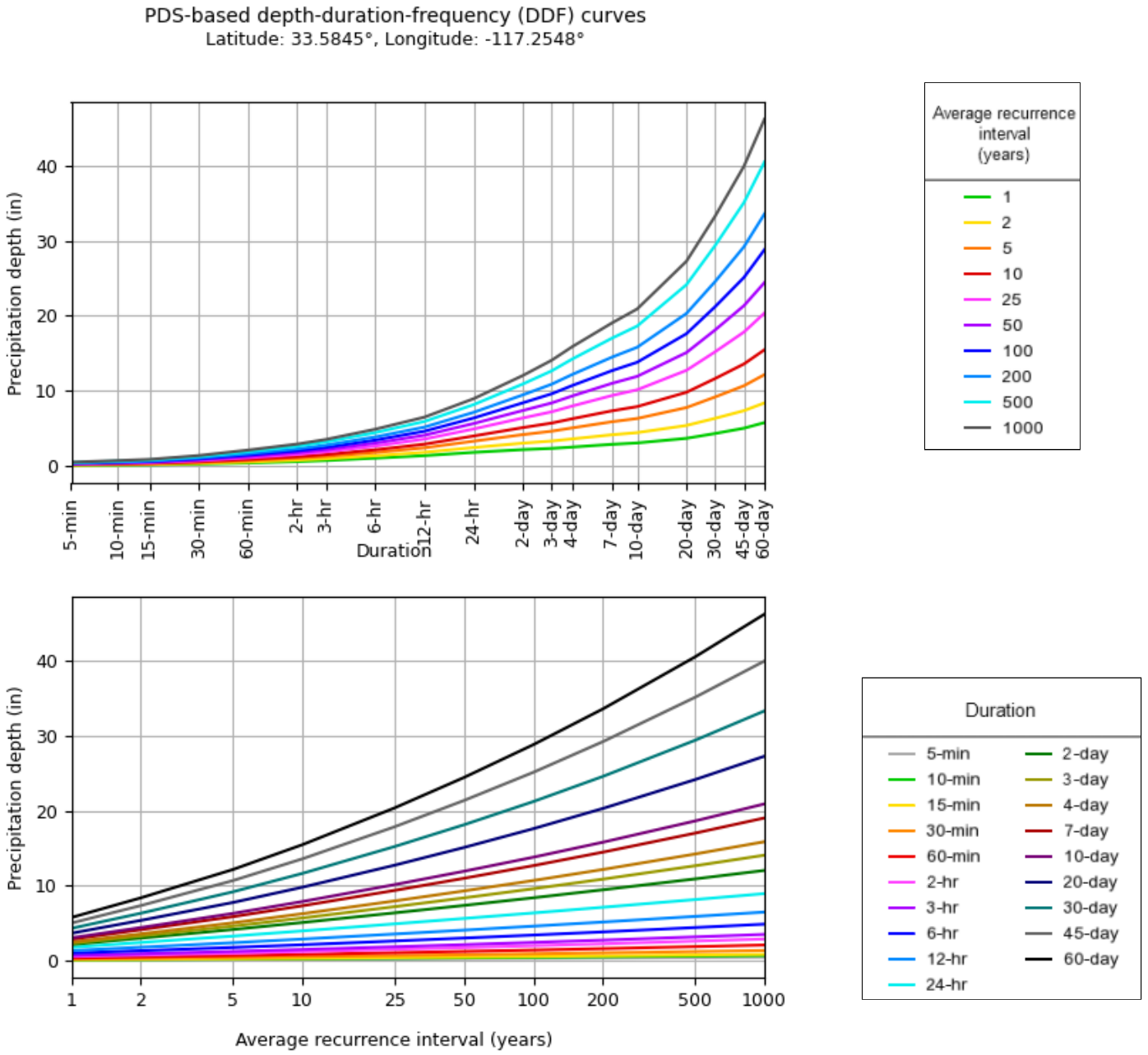
PF graphical



NOAA Atlas 14, Volume 6, Version 2

Created (GMT): Tue Jun 6 22:23:57 2023

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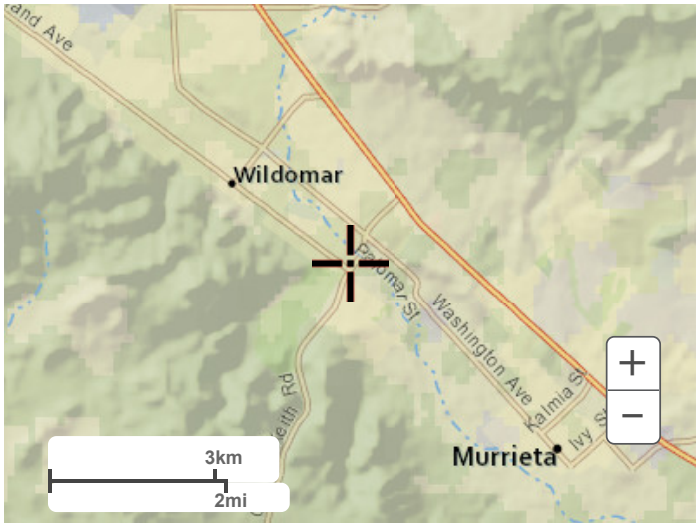
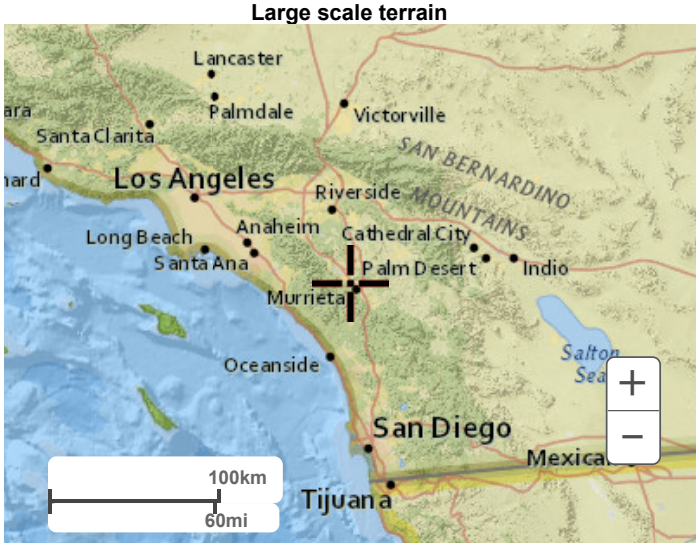
Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX III

SOIL GROUP MAP



LEGEND

—— SOILS GROUP BOUNDARY

A SOILS GROUP DESIGNATION

RCFC&WCD

HYDROLOGY MANUAL

N

0 FEET 5000

HYDROLOGIC SOILS GROUP MAP FOR WILDOMAR

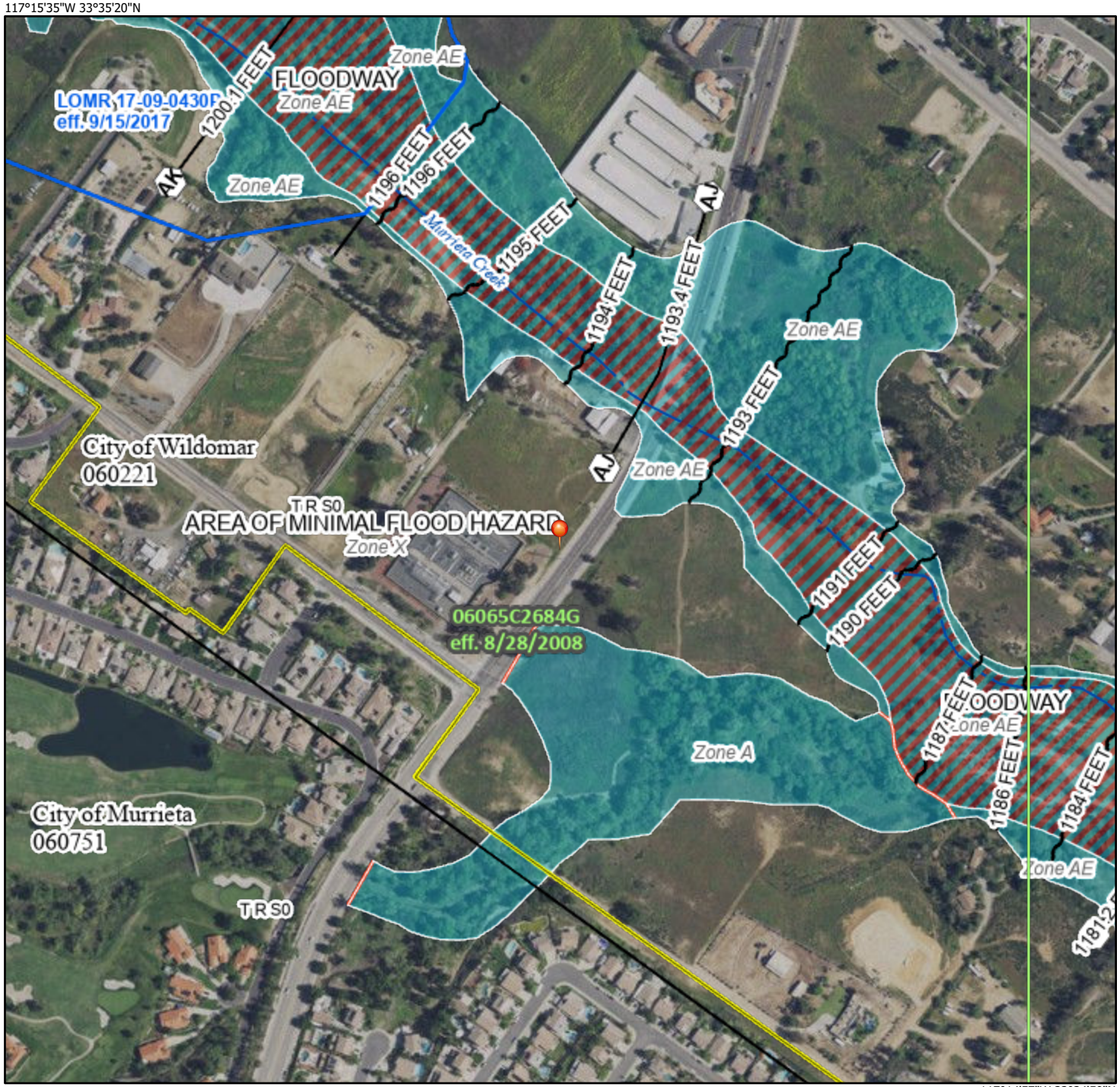
PLATE C-1.51

APPENDIX IV

FLOOD INSURANCE RATE MAP (FIRM)

National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/14/2023 at 9:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX V

HYDROLOGY CALCULATIONS

EXISTING CONDITIONS – 10 YEAR
EXISTING CONDITIONS – 100 YEAR
PROPOSED CONDITIONS – 10 YEAR
PROPOSED CONDITIONS – 100 YEAR

EXISTING CONDITIONS
10 YEAR

```
******************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1535

                          Analysis prepared by:

                                 Stantec



 ************************** DESCRIPTION OF STUDY **************************
* CHIQUITO BESS                                                           *
* EXISTING CONDITION                                                      *
* 10-YR                                                                   *
 *************************************************************************

  FILE NAME: EX-10.DAT
  TIME/DATE OF STUDY: 15:36 06/06/2023
------------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =   10.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   4.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  2-YEAR, 1-HOUR PRECIPITATION(INCH) =  0.540
  100-YEAR, 1-HOUR PRECIPITATION(INCH) =  1.460
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =   10.00   1-HOUR INTENSITY(INCH/HOUR) =   0.928
  SLOPE OF INTENSITY DURATION CURVE = 0.5000
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *PIPE MAY BE SIZED TO HAVE A FLOW CAPACITY LESS THAN
   UPSTREAM TRIBUTARY PIPE.*

******************************************************************************
  FLOW PROCESS FROM NODE      1.00 TO NODE      1.02 IS CODE =  21
------------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
==============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH GOOD COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   216.00
  UPSTREAM ELEVATION(FEET) =   1209.90
  DOWNSTREAM ELEVATION(FEET) =   1200.50
  ELEVATION DIFFERENCE(FEET) =      9.40
  TC = 0.937*[(  216.00**3)/(     9.40)]**.2 =   15.065
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.851
```

```
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6800
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      1.02
  TOTAL AREA(ACRES) =      0.81   TOTAL RUNOFF(CFS) =      1.02

****************************************************************************
  FLOW PROCESS FROM NODE      1.00 TO NODE      1.10 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH GOOD COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   427.00
  UPSTREAM ELEVATION(FEET) =   1209.90
  DOWNSTREAM ELEVATION(FEET) =   1199.30
  ELEVATION DIFFERENCE(FEET) =     10.60
  TC = 0.937*[(  427.00**3)/(    10.60)]**.2 =   22.137
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.527
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6464
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      1.98
  TOTAL AREA(ACRES) =      2.01   TOTAL RUNOFF(CFS) =      1.98

****************************************************************************
  FLOW PROCESS FROM NODE      1.20 TO NODE      1.22 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH GOOD COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =    86.00
  UPSTREAM ELEVATION(FEET) =   1208.80
  DOWNSTREAM ELEVATION(FEET) =   1204.00
  ELEVATION DIFFERENCE(FEET) =      4.80
  TC = 0.937*[(   86.00**3)/(     4.80)]**.2 =    9.917
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.282
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7129
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      0.26
  TOTAL AREA(ACRES) =      0.16   TOTAL RUNOFF(CFS) =      0.26
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =        0.2  TC(MIN.) =      9.92
  PEAK FLOW RATE(CFS)   =       0.26
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

EXISTING CONDITIONS
100 YEAR

```
**************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1535

                          Analysis prepared by:

                                 Stantec



 ************************* DESCRIPTION OF STUDY *************************
* CHIQUITO BESS                                                         *
* EXISTING CONDITION                                                    *
* 100-YR                                                                *
 ************************************************************************

  FILE NAME: EX-100.DAT
  TIME/DATE OF STUDY: 15:40 06/06/2023
------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =  100.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   4.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  2-YEAR, 1-HOUR PRECIPITATION(INCH) =  0.544
  100-YEAR, 1-HOUR PRECIPITATION(INCH) =  1.460
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =  100.00   1-HOUR INTENSITY(INCH/HOUR) =   1.460
  SLOPE OF INTENSITY DURATION CURVE = 0.5000
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *PIPE MAY BE SIZED TO HAVE A FLOW CAPACITY LESS THAN
   UPSTREAM TRIBUTARY PIPE.*

**************************************************************************
  FLOW PROCESS FROM NODE      1.00 TO NODE      1.02 IS CODE =  21
------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
========================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH GOOD COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   216.00
  UPSTREAM ELEVATION(FEET) =   1209.90
  DOWNSTREAM ELEVATION(FEET) =   1200.50
  ELEVATION DIFFERENCE(FEET) =      9.40
  TC = 0.937*[(  216.00**3)/(     9.40)]**.2 =   15.065
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.914
```

```
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7465
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      1.76
  TOTAL AREA(ACRES) =      0.81   TOTAL RUNOFF(CFS) =      1.76

****************************************************************************
  FLOW PROCESS FROM NODE      1.00 TO NODE      1.10 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH GOOD COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   427.00
  UPSTREAM ELEVATION(FEET) =   1209.90
  DOWNSTREAM ELEVATION(FEET) =   1199.30
  ELEVATION DIFFERENCE(FEET) =     10.60
  TC = 0.937*[(  427.00**3)/(    10.60)]**.2 =   22.137
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.404
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7204
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      3.48
  TOTAL AREA(ACRES) =      2.01   TOTAL RUNOFF(CFS) =      3.48

****************************************************************************
  FLOW PROCESS FROM NODE      1.20 TO NODE      1.22 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH GOOD COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =    86.00
  UPSTREAM ELEVATION(FEET) =   1208.80
  DOWNSTREAM ELEVATION(FEET) =   1204.00
  ELEVATION DIFFERENCE(FEET) =      4.80
  TC = 0.937*[(   86.00**3)/(     4.80)]**.2 =    9.917
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.591
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7713
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      0.44
  TOTAL AREA(ACRES) =      0.16   TOTAL RUNOFF(CFS) =      0.44
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =        0.2  TC(MIN.) =      9.92
  PEAK FLOW RATE(CFS)   =       0.44
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

PROPOSED CONDITIONS
10 YEAR

```
******************************************************************************
           RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1535

                          Analysis prepared by:

                                 Stantec



 ************************** DESCRIPTION OF STUDY **************************
* CHIQUITO BESS                                                           *
* PROPOSED CONDITION                                                      *
* 10-YR                                                                   *
 *************************************************************************

  FILE NAME: PR-10.DAT
  TIME/DATE OF STUDY: 13:15 06/15/2023
-----------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
-----------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =   10.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   4.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  2-YEAR, 1-HOUR PRECIPITATION(INCH) =  0.544
  100-YEAR, 1-HOUR PRECIPITATION(INCH) =  1.460
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =   10.00   1-HOUR INTENSITY(INCH/HOUR) =   0.930
  SLOPE OF INTENSITY DURATION CURVE = 0.5000
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *PIPE MAY BE SIZED TO HAVE A FLOW CAPACITY LESS THAN
   UPSTREAM TRIBUTARY PIPE.*

******************************************************************************
  FLOW PROCESS FROM NODE      2.00 TO NODE      2.02 IS CODE =  21
-----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
=============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY(1-ACRE LOTS)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   165.00
  UPSTREAM ELEVATION(FEET) =   1206.50
  DOWNSTREAM ELEVATION(FEET) =   1203.00
  ELEVATION DIFFERENCE(FEET) =      3.50
  TC = 0.469*[(  165.00**3)/(     3.50)]**.2 =    7.819
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.576
```

```
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .7642
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      1.67
  TOTAL AREA(ACRES) =      0.85   TOTAL RUNOFF(CFS) =      1.67

****************************************************************************
  FLOW PROCESS FROM NODE      2.00 TO NODE      2.10 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY(1-ACRE LOTS)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   300.00
  UPSTREAM ELEVATION(FEET) =   1206.50
  DOWNSTREAM ELEVATION(FEET) =   1202.70
  ELEVATION DIFFERENCE(FEET) =      3.80
  TC = 0.469*[(  300.00**3)/(     3.80)]**.2 =   11.009
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.171
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .7443
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      0.81
  TOTAL AREA(ACRES) =      0.50   TOTAL RUNOFF(CFS) =      0.81

****************************************************************************
  FLOW PROCESS FROM NODE      2.10 TO NODE      2.12 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.171
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .7443
  SOIL CLASSIFICATION IS "C"
  SUBAREA AREA(ACRES) =    1.45   SUBAREA RUNOFF(CFS) =    2.34
  TOTAL AREA(ACRES) =        2.0   TOTAL RUNOFF(CFS) =       3.15
  TC(MIN.) =   11.01

****************************************************************************
  FLOW PROCESS FROM NODE      2.20 TO NODE      2.22 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY(1-ACRE LOTS)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   105.00
  UPSTREAM ELEVATION(FEET) =   1208.00
  DOWNSTREAM ELEVATION(FEET) =   1206.50
  ELEVATION DIFFERENCE(FEET) =      1.50
  TC = 0.469*[(  105.00**3)/(     1.50)]**.2 =    7.062
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.711
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .7697
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      0.38
  TOTAL AREA(ACRES) =      0.18   TOTAL RUNOFF(CFS) =      0.38
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =        0.2  TC(MIN.) =      7.06
  PEAK FLOW RATE(CFS)   =       0.38
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

PROPOSED CONDITIONS
100 YEAR

```
******************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1535

                          Analysis prepared by:

                                 Stantec



 ************************** DESCRIPTION OF STUDY **************************
* CHIQUITO BESS                                                           *
* PROPOSED CONDITION                                                      *
* 100-YR                                                                  *
 *************************************************************************

  FILE NAME: PR-100.DAT
  TIME/DATE OF STUDY: 13:23 06/15/2023
--------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
--------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =  100.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   4.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  2-YEAR, 1-HOUR PRECIPITATION(INCH) =  0.544
  100-YEAR, 1-HOUR PRECIPITATION(INCH) =  1.460
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =  100.00   1-HOUR INTENSITY(INCH/HOUR) =   1.460
  SLOPE OF INTENSITY DURATION CURVE = 0.5000
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *PIPE MAY BE SIZED TO HAVE A FLOW CAPACITY LESS THAN
   UPSTREAM TRIBUTARY PIPE.*

******************************************************************************
  FLOW PROCESS FROM NODE      2.00 TO NODE      2.02 IS CODE =  21
--------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
==========================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY(1-ACRE LOTS)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   165.00
  UPSTREAM ELEVATION(FEET) =   1206.50
  DOWNSTREAM ELEVATION(FEET) =   1203.00
  ELEVATION DIFFERENCE(FEET) =      3.50
  TC = 0.469*[(  165.00**3)/(     3.50)]**.2 =    7.819
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.045
```

```
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .8071
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      2.77
  TOTAL AREA(ACRES) =      0.85   TOTAL RUNOFF(CFS) =      2.77

****************************************************************************
  FLOW PROCESS FROM NODE      2.00 TO NODE      2.10 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY(1-ACRE LOTS)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   300.00
  UPSTREAM ELEVATION(FEET) =   1206.50
  DOWNSTREAM ELEVATION(FEET) =   1202.70
  ELEVATION DIFFERENCE(FEET) =      3.80
  TC = 0.469*[(  300.00**3)/(     3.80)]**.2 =   11.009
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.408
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .7924
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      1.35
  TOTAL AREA(ACRES) =      0.50   TOTAL RUNOFF(CFS) =      1.35

****************************************************************************
  FLOW PROCESS FROM NODE      2.10 TO NODE      2.12 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.408
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .7924
  SOIL CLASSIFICATION IS "C"
  SUBAREA AREA(ACRES) =    1.45   SUBAREA RUNOFF(CFS) =    3.92
  TOTAL AREA(ACRES) =        2.0   TOTAL RUNOFF(CFS) =       5.27
  TC(MIN.) =   11.01

****************************************************************************
  FLOW PROCESS FROM NODE      2.20 TO NODE      2.22 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY(1-ACRE LOTS)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   105.00
  UPSTREAM ELEVATION(FEET) =   1208.00
  DOWNSTREAM ELEVATION(FEET) =   1206.50
  ELEVATION DIFFERENCE(FEET) =      1.50
  TC = 0.469*[(  105.00**3)/(     1.50)]**.2 =    7.062
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.256
  SINGLE-FAMILY(1-ACRE LOT) RUNOFF COEFFICIENT = .8112
  SOIL CLASSIFICATION IS "C"
  SUBAREA RUNOFF(CFS) =      0.62
  TOTAL AREA(ACRES) =      0.18   TOTAL RUNOFF(CFS) =      0.62
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =        0.2  TC(MIN.) =      7.06
  PEAK FLOW RATE(CFS)   =       0.62
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

RUNOFF COEFFICIENT

ACTUAL IMPERVIOUS COVER

Land Use (1)	Range-Percent	Recommended Value For Average Conditions-Percent(2)
Natural or Agriculture	0 - 10	0
Single Family Residential: (3)		
40,000 S. F. (1 Acre) Lots	10 - 25	20
20,000 S. F. (½ Acre) Lots	30 - 45	40
7,200 - 10,000 S. F. Lots	45 - 55	50
Multiple Family Residential:		
Condominiums	45 - 70	65
Apartments	65 - 90	80
Mobile Home Park	60 - 85	75
Commercial, Downtown Business or Industrial	80 -100	90

Proposed BESS site has 15% impervious cover.
Use "40,000 S.F. (1 acre) lots" instead of "Commercial, Downtown Business or Industrial Land Use"

Notes:

1. Land use should be based on ultimate development of the watershed. Long range master plans for the County and incorporated cities should be reviewed to insure reasonable land use assumptions.

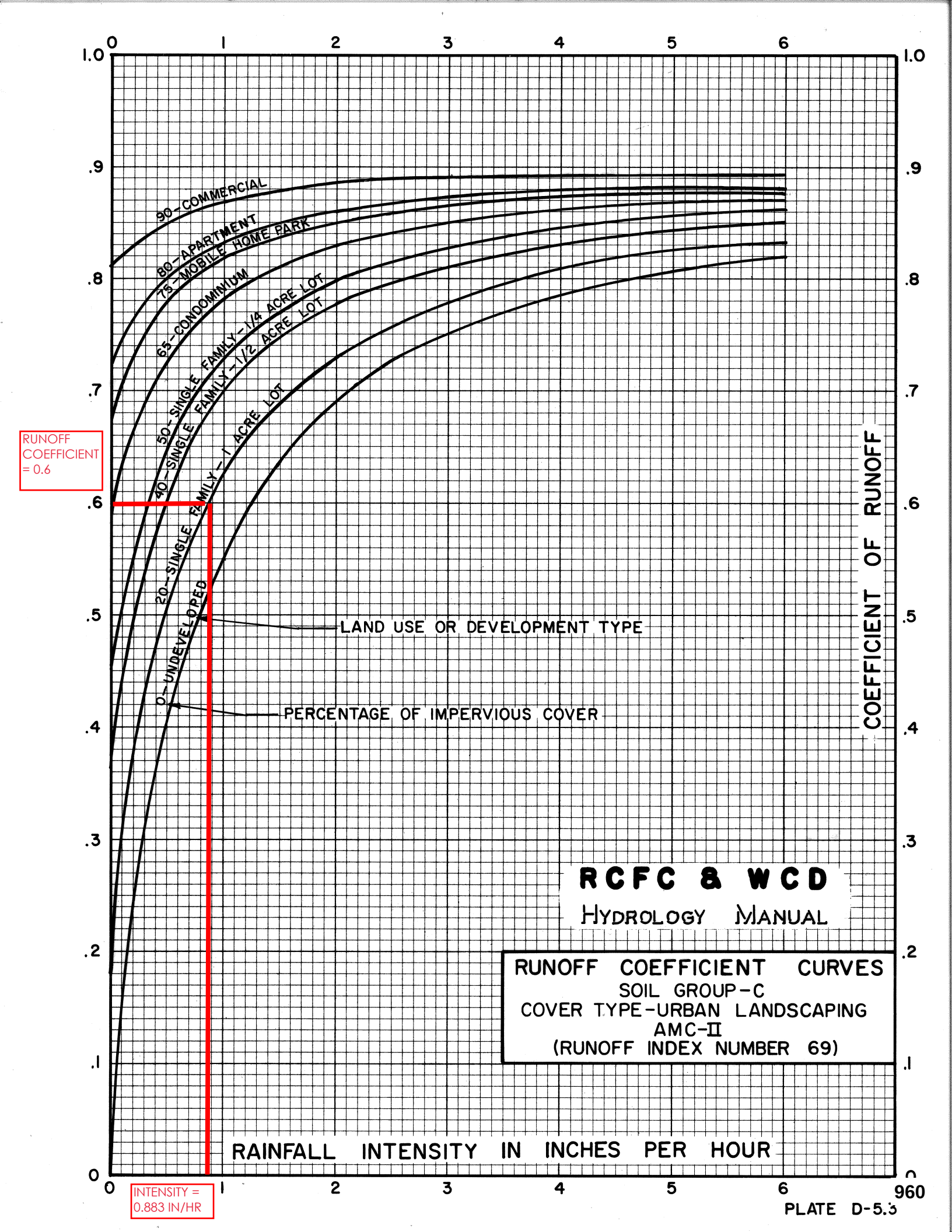
2. Recommended values are based on average conditions which may not apply to a particular study area. The percentage impervious may vary greatly even on comparable sized lots due to differences in dwelling size, improvements, etc. Landscape practices should also be considered as it is common in some areas to use ornamental gravels underlain by impervious plastic materials in place of lawns and shrubs. A field investigation of a study area should always be made, and a review of aerial photos, where available may assist in estimating the percentage of impervious cover in developed areas.

3. For typical horse ranch subdivisions increase impervious area 5 percent over the values recommended in the table above.

RCFC & WCD
HYDROLOGY MANUAL

IMPERVIOUS COVER FOR DEVELOPED AREAS

PLATE D-5.6


0
1
2
3
4
5
6
1.0
.9
.8
.7
.6
.5
.4
.3
.2
.1
0
90-COMMERCIAL
80-APARTMENT
75-MOBILE HOME PARK
65-CONDOMINIUM
50-SINGLE FAMILY-1/4 ACRE LOT
40-SINGLE FAMILY-1/2 ACRE LOT
20-SINGLE FAMILY-1 ACRE LOT
0-UNDEVELOPED
RUNOFF COEFFICIENT = 0.6
LAND USE OR DEVELOPMENT TYPE
PERCENTAGE OF IMPERVIOUS COVER
COEFFICIENT OF RUNOFF
RCFC & WCD
HYDROLOGY MANUAL
RUNOFF COEFFICIENT CURVES
SOIL GROUP-C
COVER TYPE-URBAN LANDSCAPING
AMC-II
(RUNOFF INDEX NUMBER 69)
RAINFALL INTENSITY IN INCHES PER HOUR
INTENSITY = 0.883 IN/HR
960
PLATE D-5.3

APPENDIX VI

HYDROGRAPH CALCULATIONS

Chiquito BESS
Basin Sizing Calculations
6/15/2023

Low Loss Rate - PERCENT

(0.90) - (0.80 * Ai) Ai = 0 Existing Condition
0.148 Proposed Condition

Existing Condition = (0.90) - (0.80 * 0) = 0.9 * 100 **= 90**

Proposed Condition (0.90) - (0.80 * 0.148) = 0.7816 * 100 **= 78**

Constant Loss Rate - Inches / Hour

F = Fp (1.0 - (0.9 * Ai)) Ai = 0 Existing Condition
0.148 Proposed Condition

Existing Condition

RI = 79 for Grass, Annual or Perennial Cover type, AMC II, Soil Group C
(Based on Plate E-6.1)

Infiltration Rate = 0.32 in/hr for RI=79 (Based on Plate E-6.2)

F = 0.32 (1.0 - 0.9 *0) **= 0.32 in/hr**

Proposed Condition

RI = 91 for graded land
(Based on Plate E-6.1)

Infiltration Rate = 0.12 in/hr for RI=91 (Based on Plate E-6.2)

F = 0.12 (1.0 -(0.9 *0.148)) **= 0.104 in/hr**

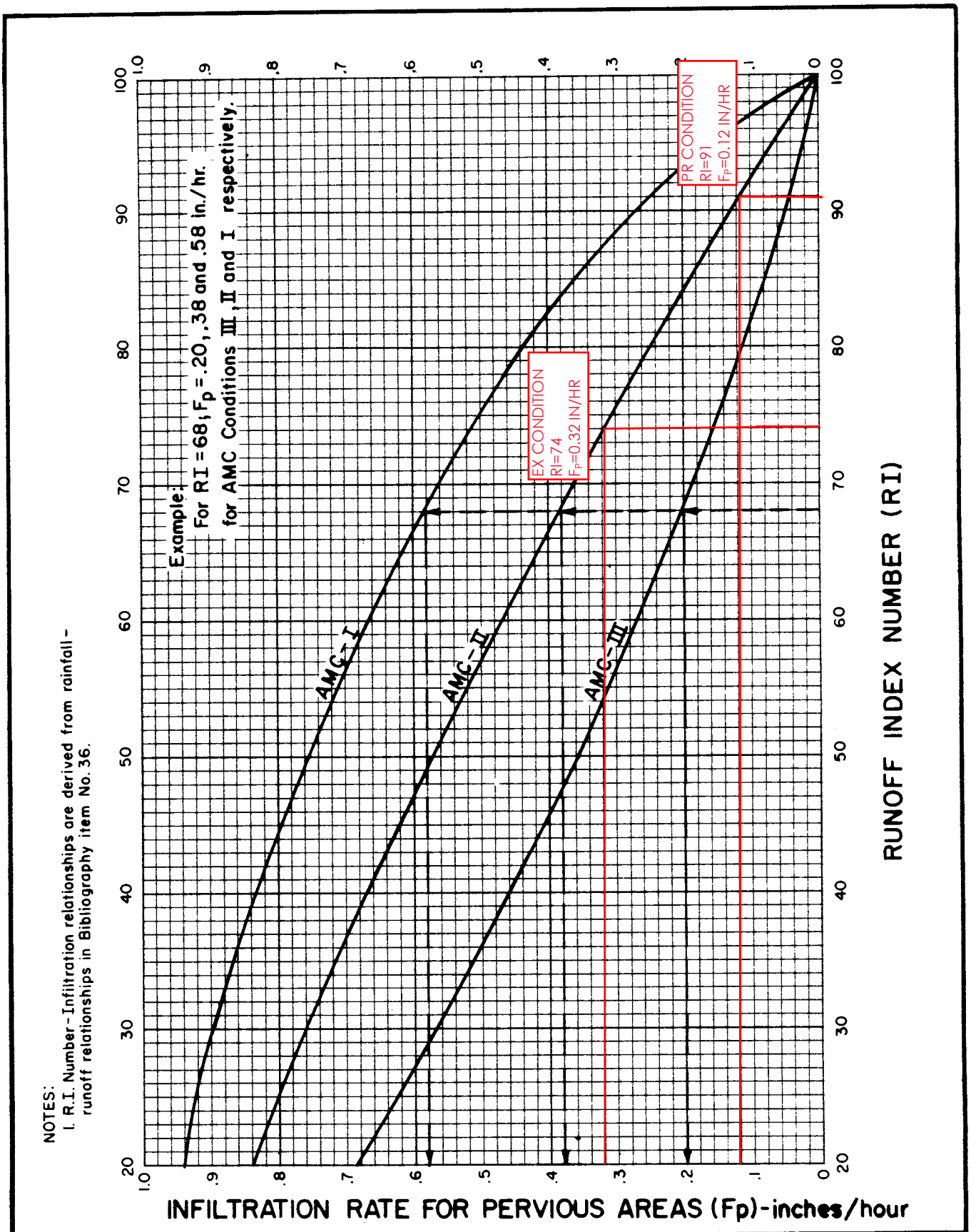
Basin Sizing

Pre-development Volume (Drainage Areas A, B and C) = 0.29 ac-ft
Post-development Volume (Drainage Areas A, B and C)= 0.34 ac-ft

Volume required to be detained = 0.34 ac-ft - 0.29 ac-ft = 0.05 ac-ft = **2,178 cf**

Northwest Detention Pond with ponding @ 1-ft = 888 cf
Souhwest Detention Pond with ponding @ 1.50 ft = 1,600 cf

Total Detention Volume Provided = 1,600 cf + 888 cf = **2,488 cf**



NOTES:
1. R.I. Number-Infiltration relationships are derived from rainfall-runoff relationships in Bibliography item No. 36.

RCFC & WCD

HYDROLOGY MANUAL

INFILTRATION RATE FOR PERVIOUS AREAS VERSUS RUNOFF INDEX NUMBERS

PLATE E-6.2

RCFC & WCD	SYNTHETIC UNIT HYDROGRAPH METHOD Unit Hydrograph and Effective Rain Calculation Form	Project: **Chiquito BESS** Wildomar, CA	Date: 06/06/2023	Sheet 1 of 1

[1] Concentration Point	**1.02**	[2] Area Designation	**PreProject A**
[3] Drainage Area Sq Miles (THIS WORKSHEET in ACRES)	**0.81**	[4] Ultimate Discharge-CFS-HRS/IN (645*[3])	**n/a**
[5] Unit Time Minutes (SAMPLE 100% -200% of LAG)	**5**	[6] LAG Time Minutes (0.8*Tc)	**12.1**
[7] Unit Time-Percent of Lag (100*[5]/[6])	**n/a**	[8] S-Curve	**n/a**
[9] Storm Frequency & Duration (SAMPLE 100 year 3 Hour)	**100yr-1hr**	[10] Total Adjusted Storm Rain- INCHES	**1.46**
[11] Variable Loss Rate(AVG) - INCHES/HOUR	**n/a**	[12] Minimum Loss Rate (for VAR. LOSS) - IN/HR	**n/a**
[13] Constant Loss Rate - INCHES/HOUR (see note 1)	**0.32**	[14] Low Loss Rate- PERCENT	**90**

	[15]	[16]	[17]	[18]	[19]	[20]	[21]	[22]		[23]	[24]
	Unit time period	Time percent of LAG	Cumlative average percent of ultimate discharge	Distrib Graph percent	Unit Hydrograph CFS-HRS/IN	Pattern Percent	Storm Rain IN/HR	LOSS RATE IN/HR		Effective Rain IN/HR	FLOW CFS
		[7] * [15]	(S-Graph)	[17]m-[17]m-1	([4]*[18])/100	(PL E-5.9)	60*[10]*[20]/100*[5]	Max	Low	[21]-[22]	[3]*[23]
							0.1752*[20]		[21]-(([21]*([14]/100))		[3]*[23]
1		**n/a**	**n/a**	**n/a**	**n/a**	4.7	0.823	0.32		0.50	0.4
2						4.5	0.788	0.32		0.47	0.4
3						5.1	0.894	0.32		0.57	0.5
4						5.1	0.894	0.32		0.57	0.5
5						6.2	1.086	0.32		0.77	0.6
6						6.6	1.156	0.32		0.84	0.7
7						7.3	1.279	0.32		0.96	0.8
8						9.1	1.594	0.32		1.27	1.0
9						12.5	2.190	0.32		1.87	1.5
10						26.8	4.695	0.32		4.38	3.5
11						7.3	1.279	0.32		0.96	0.8
12						4.8	0.841	0.32		0.52	0.4
13											
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31											
32											
33											
34											
35											
36											
						100			SUM	13.68	

Notes:

1. Fp obtained from Plate E-6.2; Loss Rate (F) from page E-8

where F=Fp if 100 percent pervious cover

Effective Rain= Sum[23] * Unit Time (HRS)

= 13.68*(5/60)= 13.68*0.0833

= **1.14** **INCHES**

Flood Volume = Effective Rain * Area

= 1.14*(1/12)*0.81 ACRES

0.08 **ACRE-FEET**

Plate E-2.2

RCFC & WCD	SYNTHETIC UNIT HYDROGRAPH METHOD Unit Hydrograph and Effective Rain Calculation Form	Project: **Chiquito BESS** Wildomar, CA	Date: 06/06/2023	Sheet 1 of 1

[1] Concentration Point	**1.1**	[2] Area Designation	**PreProject B**
[3] Drainage Area Sq Miles (THIS WORKSHEET in ACRES)	**2.01**	[4] Ultimate Discharge-CFS-HRS/IN (645*[3])	**n/a**
[5] Unit Time Minutes (SAMPLE 100% -200% of LAG)	**5**	[6] LAG Time Minutes (0.8*Tc)	**17.7**
[7] Unit Time-Percent of Lag (100*[5]/[6])	**n/a**	[8] S-Curve	**n/a**
[9] Storm Frequency & Duration (SAMPLE 100 year 3 Hour)	**100yr-1hr**	[10] Total Adjusted Storm Rain- INCHES	**1.46**
[11] Variable Loss Rate(AVG) - INCHES/HOUR	**n/a**	[12] Minimum Loss Rate (for VAR. LOSS) - IN/HR	**n/a**
[13] Constant Loss Rate - INCHES/HOUR (see note 1)	**0.32**	[14] Low Loss Rate- PERCENT	**90**

	[15]	[16]	[17]	[18]	[19]	[20]	[21]	[22]		[23]	[24]
	Unit time period	Time percent of LAG	Cumlative average percent of ultimate discharge	Distrib Graph percent	Unit Hydrograph CFS-HRS/IN	Pattern Percent	Storm Rain IN/HR	LOSS RATE IN/HR		Effective Rain IN/HR	FLOW CFS
		[7] * [15]	(S-Graph)	[17]m-[17]m-1	([4]*[18])/100	(PL E-5.9)	60*[10]*[20]/100*[5]	Max	Low	[21]-[22]	[3]*[23]
							0.1752*[20]		[21]-(([21]*([14]/100))		[3]*[23]
1		**n/a**	**n/a**	**n/a**	**n/a**	4.7	0.823	0.32		0.50	1.0
2						4.5	0.788	0.32		0.47	0.9
3						5.1	0.894	0.32		0.57	1.2
4						5.1	0.894	0.32		0.57	1.2
5						6.2	1.086	0.32		0.77	1.5
6						6.6	1.156	0.32		0.84	1.7
7						7.3	1.279	0.32		0.96	1.9
8						9.1	1.594	0.32		1.27	2.6
9						12.5	2.190	0.32		1.87	3.8
10						26.8	4.695	0.32		4.38	8.8
11						7.3	1.279	0.32		0.96	1.9
12						4.8	0.841	0.32		0.52	1.0
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35											
36											
						100			SUM	13.68	

Notes:

1. Fp obtained from Plate E-6.2; Loss Rate (F) from page E-8

where F=Fp if 100 percent pervious cover

Effective Rain= Sum[23] * Unit Time (HRS)

= 13.68*(5/60)= 13.68*0.0833

= **1.14** **INCHES**

Flood Volume = Effective Rain * Area

= 1.14*(1/12)*2.01 ACRES

0.19 **ACRE-FEET**

Plate E-2.2

RCFC & WCD	SYNTHETIC UNIT HYDROGRAPH METHOD Unit Hydrograph and Effective Rain Calculation Form	Project: **Chiquito BESS** Wildomar, CA	Date: 06/06/2023	Sheet 1 of 1

[1] Concentration Point	**1.22**	[2] Area Designation	**PreProject C**
[3] Drainage Area Sq Miles (THIS WORKSHEET in ACRES)	**0.16**	[4] Ultimate Discharge-CFS-HRS/IN (645*[3])	**n/a**
[5] Unit Time Minutes (SAMPLE 100% -200% of LAG)	**5**	[6] LAG Time Minutes (0.8*Tc)	**7.9**
[7] Unit Time-Percent of Lag (100*[5]/[6])	**n/a**	[8] S-Curve	**n/a**
[9] Storm Frequency & Duration (SAMPLE 100 year 3 Hour)	**100yr-1hr**	[10] Total Adjusted Storm Rain- INCHES	**1.46**
[11] Variable Loss Rate(AVG) - INCHES/HOUR	**n/a**	[12] Minimum Loss Rate (for VAR. LOSS) - IN/HR	**n/a**
[13] Constant Loss Rate - INCHES/HOUR (see note 1)	**0.32**	[14] Low Loss Rate- PERCENT	**90**

	[15]	[16]	[17]	[18]	[19]	[20]	[21]	[22]		[23]	[24]
	Unit time period	Time percent of LAG	Cumlative average percent of ultimate discharge	Distrib Graph percent	Unit Hydrograph CFS-HRS/IN	Pattern Percent	Storm Rain IN/HR	LOSS RATE IN/HR		Effective Rain IN/HR	FLOW CFS
		[7] * [15]	(S-Graph)	[17]m-[17]m-1	([4]*[18])/100	(PL E-5.9)	60*[10]*[20]/100*[5]	Max	Low	[21]-[22]	[3]*[23]
							0.1752*[20]		[21]-(([21]*([14]/100))		[3]*[23]
1		**n/a**	**n/a**	**n/a**	**n/a**	4.7	0.823	0.32		0.50	0.1
2						4.5	0.788	0.32		0.47	0.1
3						5.1	0.894	0.32		0.57	0.1
4						5.1	0.894	0.32		0.57	0.1
5						6.2	1.086	0.32		0.77	0.1
6						6.6	1.156	0.32		0.84	0.1
7						7.3	1.279	0.32		0.96	0.2
8						9.1	1.594	0.32		1.27	0.2
9						12.5	2.190	0.32		1.87	0.3
10						26.8	4.695	0.32		4.38	0.7
11						7.3	1.279	0.32		0.96	0.2
12						4.8	0.841	0.32		0.52	0.1
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34											
35											
36											
						100			SUM	13.68	

Notes:

1. Fp obtained from Plate E-6.2; Loss Rate (F) from page E-8

where F=Fp if 100 percent pervious cover

Effective Rain= Sum[23] * Unit Time (HRS)

= 13.68*(5/60)= 13.68*0.0833

= **1.14** **INCHES**

Flood Volume = Effective Rain * Area

= 1.14*(1/12)*0.16 ACRES

0.02 **ACRE-FEET**

Plate E-2.2

RCFC & WCD	SYNTHETIC UNIT HYDROGRAPH METHOD Unit Hydrograph and Effective Rain Calculation Form	Project: **Chiquito BESS** Wildomar, CA	Date: 06/06/2023	Sheet 1 of 1

[1] Concentration Point	**2.02**	[2] Area Designation	**PostProject A**
[3] Drainage Area Sq Miles (THIS WORKSHEET in ACRES)	**0.85**	[4] Ultimate Discharge-CFS-HRS/IN (645*[3])	**n/a**
[5] Unit Time Minutes (SAMPLE 100% -200% of LAG)	**5**	[6] LAG Time Minutes (0.8*Tc)	**6.2**
[7] Unit Time-Percent of Lag (100*[5]/[6])	**n/a**	[8] S-Curve	**n/a**
[9] Storm Frequency & Duration (SAMPLE 100 year 3 Hour)	**100yr-1hr**	[10] Total Adjusted Storm Rain- INCHES	**1.46**
[11] Variable Loss Rate(AVG) - INCHES/HOUR	**n/a**	[12] Minimum Loss Rate (for VAR. LOSS) - IN/HR	**n/a**
[13] Constant Loss Rate - INCHES/HOUR (see note 1)	**0.104**	[14] Low Loss Rate- PERCENT	**78**

	[15]	[16]	[17]	[18]	[19]	[20]	[21]	[22]		[23]	[24]
	Unit time period	Time percent of LAG	Cumlative average percent of ultimate discharge	Distrib Graph percent	Unit Hydrograph CFS-HRS/IN	Pattern Percent	Storm Rain IN/HR	LOSS RATE IN/HR		Effective Rain IN/HR	FLOW CFS
		[7] * [15]	(S-Graph)	[17]m-[17]m-1	([4]*[18])/100	(PL E-5.9)	60*[10]*[20]/100*[5]	Max	Low	[21]-[22]	[3]*[23]
							0.1752*[20]		[21]-(([21]*([14]/100))		[3]*[23]
1		**n/a**	**n/a**	**n/a**	**n/a**	4.7	0.823	0.104		0.72	0.6
2						4.5	0.788	0.104		0.68	0.6
3						5.1	0.894	0.104		0.79	0.7
4						5.1	0.894	0.104		0.79	0.7
5						6.2	1.086	0.104		0.98	0.8
6						6.6	1.156	0.104		1.05	0.9
7						7.3	1.279	0.104		1.17	1.0
8						9.1	1.594	0.104		1.49	1.3
9						12.5	2.190	0.104		2.09	1.8
10						26.8	4.695	0.104		4.59	3.9
11						7.3	1.279	0.104		1.17	1.0
12						4.8	0.841	0.104		0.74	0.6
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34											
35											
36											
						100			SUM	16.26	

Notes:

1. Fp obtained from Plate E-6.2; Loss Rate (F) from page E-8

where F=Fp if 100 percent pervious cover

Effective Rain= Sum[23] * Unit Time (HRS)

= 16.26*(5/60)= 16.26*0.0833

= **1.36** **INCHES**

Flood Volume = Effective Rain * Area

= 1.36*(1/12)*0.85 ACRES

0.10 **ACRE-FEET**

Plate E-2.2

RCFC & WCD	SYNTHETIC UNIT HYDROGRAPH METHOD Unit Hydrograph and Effective Rain Calculation Form	Project: **Chiquito BESS** Wildomar, CA	Date: 06/06/2023	Sheet 1 of 1

[1] Concentration Point	**2.12**	[2] Area Designation	**PostProject B**
[3] Drainage Area Sq Miles (THIS WORKSHEET in ACRES)	**1.95**	[4] Ultimate Discharge-CFS-HRS/IN (645*[3])	**n/a**
[5] Unit Time Minutes (SAMPLE 100% -200% of LAG)	**5**	[6] LAG Time Minutes (0.8*Tc)	**8.8**
[7] Unit Time-Percent of Lag (100*[5]/[6])	**n/a**	[8] S-Curve	**n/a**
[9] Storm Frequency & Duration (SAMPLE 100 year 3 Hour)	**100yr-1hr**	[10] Total Adjusted Storm Rain- INCHES	**1.46**
[11] Variable Loss Rate(AVG) - INCHES/HOUR	**n/a**	[12] Minimum Loss Rate (for VAR. LOSS) - IN/HR	**n/a**
[13] Constant Loss Rate - INCHES/HOUR (see note 1)	**0.104**	[14] Low Loss Rate- PERCENT	**78**

	[15]	[16]	[17]	[18]	[19]	[20]	[21]	[22]		[23]	[24]
	Unit time period	Time percent of LAG	Cumlative average percent of ultimate discharge	Distrib Graph percent	Unit Hydrograph CFS-HRS/IN	Pattern Percent	Storm Rain IN/HR	LOSS RATE IN/HR		Effective Rain IN/HR	FLOW CFS
		[7] * [15]	(S-Graph)	[17]m-[17]m-1	([4]*[18])/100	(PL E-5.9)	60*[10]*[20]/100*[5]	Max	Low	[21]-[22]	[3]*[23]
							0.1752*[20]		[21]-(([21]*([14]/100))		[3]*[23]
1		**n/a**	**n/a**	**n/a**	**n/a**	4.7	0.823	0.104		0.72	1.4
2						4.5	0.788	0.104		0.68	1.3
3						5.1	0.894	0.104		0.79	1.5
4						5.1	0.894	0.104		0.79	1.5
5						6.2	1.086	0.104		0.98	1.9
6						6.6	1.156	0.104		1.05	2.1
7						7.3	1.279	0.104		1.17	2.3
8						9.1	1.594	0.104		1.49	2.9
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10						26.8	4.695	0.104		4.59	9.0
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36											
						100			SUM	16.26	

Notes:

1. Fp obtained from Plate E-6.2; Loss Rate (F) from page E-8

where F=Fp if 100 percent pervious cover

Effective Rain= Sum[23] * Unit Time (HRS)

= 16.26*(5/60)= 16.26*0.0833

= **1.36** **INCHES**

Flood Volume = Effective Rain * Area

= 1.36*(1/12)*1.95 ACRES

0.22 **ACRE-FEET**

Plate E-2.2

RCFC & WCD	SYNTHETIC UNIT HYDROGRAPH METHOD Unit Hydrograph and Effective Rain Calculation Form	Project: **Chiquito BESS** Wildomar, CA	Date: 06/06/2023	Sheet 1 of 1

[1] Concentration Point	**2.22**	[2] Area Designation	**PostProject C**
[3] Drainage Area Sq Miles (THIS WORKSHEET in ACRES)	**0.18**	[4] Ultimate Discharge-CFS-HRS/IN (645*[3])	**n/a**
[5] Unit Time Minutes (SAMPLE 100% -200% of LAG)	**5**	[6] LAG Time Minutes (0.8*Tc)	**5.6**
[7] Unit Time-Percent of Lag (100*[5]/[6])	**n/a**	[8] S-Curve	**n/a**
[9] Storm Frequency & Duration (SAMPLE 100 year 3 Hour)	**100yr-1hr**	[10] Total Adjusted Storm Rain- INCHES	**1.46**
[11] Variable Loss Rate(AVG) - INCHES/HOUR	**n/a**	[12] Minimum Loss Rate (for VAR. LOSS) - IN/HR	**n/a**
[13] Constant Loss Rate - INCHES/HOUR (see note 1)	**0.104**	[14] Low Loss Rate- PERCENT	**78**

	[15]	[16]	[17]	[18]	[19]	[20]	[21]	[22]		[23]	[24]
	Unit time period	Time percent of LAG	Cumlative average percent of ultimate discharge	Distrib Graph percent	Unit Hydrograph CFS-HRS/IN	Pattern Percent	Storm Rain IN/HR	LOSS RATE IN/HR		Effective Rain IN/HR	FLOW CFS
		[7] * [15]	(S-Graph)	[17]m-[17]m-1	([4]*[18])/100	(PL E-5.9)	60*[10]*[20]/100*[5]	Max	Low	[21]-[22]	[3]*[23]
							0.1752*[20]		[21]-(([21]*([14]/100))		[3]*[23]
1		**n/a**	**n/a**	**n/a**	**n/a**	4.7	0.823	0.104		0.72	0.1
2						4.5	0.788	0.104		0.68	0.1
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5						6.2	1.086	0.104		0.98	0.2
6						6.6	1.156	0.104		1.05	0.2
7						7.3	1.279	0.104		1.17	0.2
8						9.1	1.594	0.104		1.49	0.3
9						12.5	2.190	0.104		2.09	0.4
10						26.8	4.695	0.104		4.59	0.8
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12						4.8	0.841	0.104		0.74	0.1
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						100			SUM	16.26	

Notes:

1. Fp obtained from Plate E-6.2; Loss Rate (F) from page E-8

where F=Fp if 100 percent pervious cover

Effective Rain= Sum[23] * Unit Time (HRS)

= 16.26*(5/60)= 16.26*0.0833

= **1.36** **INCHES**

Flood Volume = Effective Rain * Area

= 1.36*(1/12)*0.18 ACRES

0.02 **ACRE-FEET**

Plate E-2.2

APPENDIX VII

HYRAULICS CALCULATIONS

Northwest Basin - 12-in PVC

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.011	
Channel Slope	0.00500	ft/ft
Diameter	1.00	ft
Discharge	2.77	ft³/s

Results

Normal Depth	0.76	ft
Flow Area	0.64	ft²
Wetted Perimeter	2.13	ft
Hydraulic Radius	0.30	ft
Top Width	0.85	ft
Critical Depth	0.71	ft
Percent Full	76.3	%
Critical Slope	0.00587	ft/ft
Velocity	4.31	ft/s
Velocity Head	0.29	ft
Specific Energy	1.05	ft
Froude Number	0.87	
Maximum Discharge	3.20	ft³/s
Discharge Full	2.98	ft³/s
Slope Full	0.00433	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	76.34	%
Downstream Velocity	Infinity	ft/s

Northwest Basin - 12-in PVC

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.76	ft
Critical Depth	0.71	ft
Channel Slope	0.00500	ft/ft
Critical Slope	0.00587	ft/ft

Southeast Basin - 15-in RCP

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	1.25	ft
Discharge	5.27	ft^3/s

Results

Normal Depth	0.86	ft
Flow Area	0.90	ft^2
Wetted Perimeter	2.44	ft
Hydraulic Radius	0.37	ft
Top Width	1.16	ft
Critical Depth	0.93	ft
Percent Full	68.6	%
Critical Slope	0.00814	ft/ft
Velocity	5.87	ft/s
Velocity Head	0.54	ft
Specific Energy	1.39	ft
Froude Number	1.18	
Maximum Discharge	6.95	ft^3/s
Discharge Full	6.46	ft^3/s
Slope Full	0.00666	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	68.64	%
Downstream Velocity	Infinity	ft/s

Southeast Basin - 15-in RCP

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.86	ft
Critical Depth	0.93	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00814	ft/ft

Downstream Pipe - 18-in RCP

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Diameter	1.50	ft
Discharge	8.04	ft³/s

Results

Normal Depth	0.98	ft
Flow Area	1.23	ft²
Wetted Perimeter	2.83	ft
Hydraulic Radius	0.43	ft
Top Width	1.43	ft
Critical Depth	1.10	ft
Percent Full	65.5	%
Critical Slope	0.00745	ft/ft
Velocity	6.55	ft/s
Velocity Head	0.67	ft
Specific Energy	1.65	ft
Froude Number	1.24	
Maximum Discharge	11.30	ft³/s
Discharge Full	10.50	ft³/s
Slope Full	0.00586	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	65.55	%
Downstream Velocity	Infinity	ft/s

Downstream Pipe - 18-in RCP

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.98	ft
Critical Depth	1.10	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00745	ft/ft

Appendix 9

Noise Memorandum

Stantec

Memo

To:	James Damon, Director of Development	From:	Mary Hofbeck, Acoustician Tracie Ferguson, Senior Associate - Acoustics
	Hecate Energy		Stantec
Project:	185805178 Chiquito BESS Noise Analysis	Date:	April 29, 2022

INTRODUCTION

This memo presents Stantec's method and comments resulting from exterior noise analysis from a proposed equipment installation at the Chiquito proposed BESS and substation site in the city of Wildomar, California as it relates to the neighboring property lines and noise-sensitive receptors around the project. All information contained in this memo is based on the July 8, 2021 Site and Foundation Plan drawing and sound pressure level information forwarded to Stantec as of April 8, 2022. Included below are sections addressing noise impact fundamentals and terminology, a description of the project location and conditions, a discussion of the project's design criteria, and the analysis conditions and results.

NOISE IMPACT FUNDAMENTALS AND TERMINOLOGY

Noise is generally defined as unwanted sound that annoys or disturbs people and potentially causes an adverse psychological or physiological effect on human health. Because noise is an environmental pollutant that can interfere with human activities, evaluation of noise is necessary when considering the environmental impacts of a proposed project.

Sound is mechanical energy transmitted by pressure waves over a medium such as air or water. Sound is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). In particular, the sound pressure level is the most common descriptor used to characterize the loudness of a sound level. Although the decibel (dB) scale, a logarithmic scale, is used to quantify sound intensity, it does not accurately describe how sound intensity is perceived by human hearing. The perceived loudness of sound is dependent upon many factors, including sound pressure level and frequency content. The human ear is not equally sensitive to all frequencies in the entire spectrum, so noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called A-weighting, written as dB(A) and referred to as A-weighted decibels. There is a strong correlation between A-weighted sound levels and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

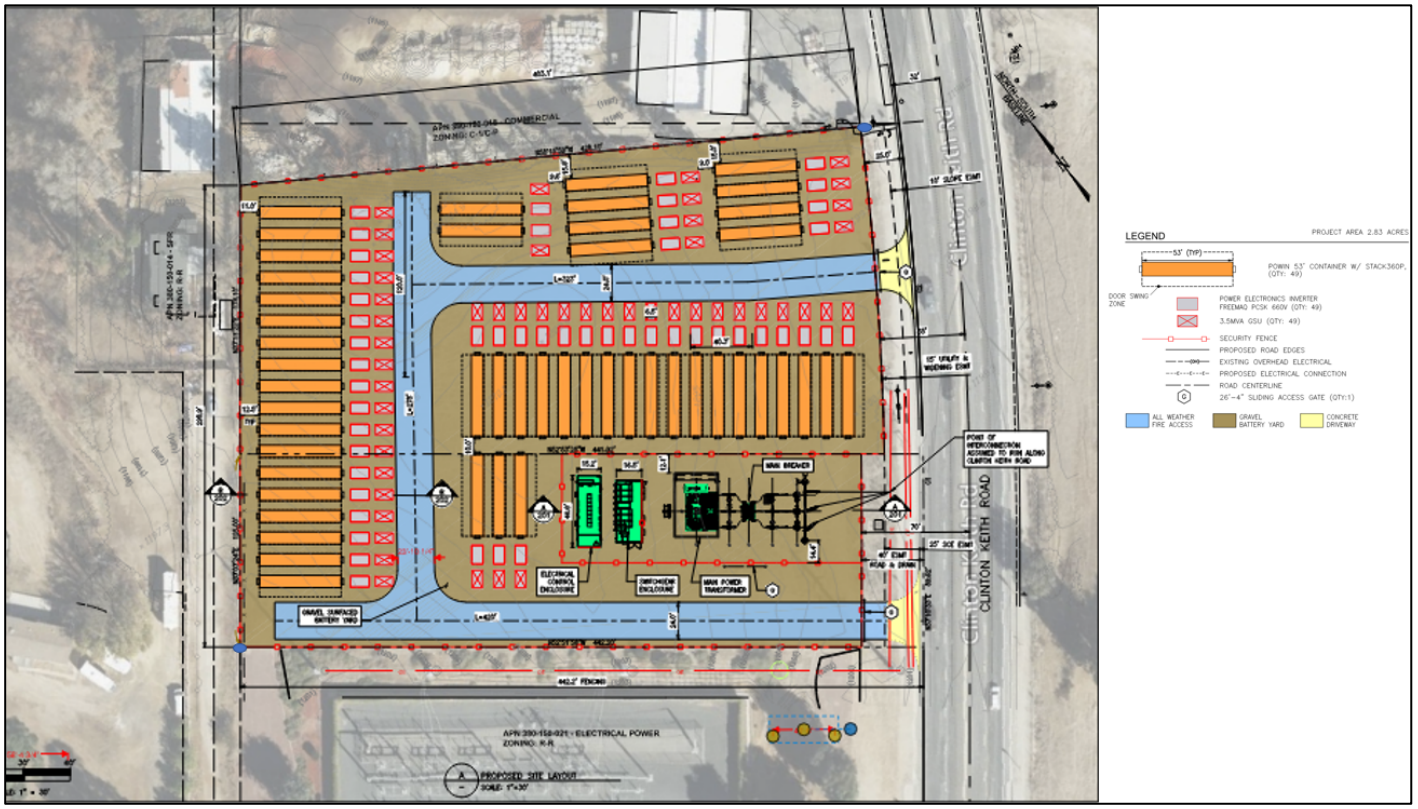
For a point source, such as electrical equipment, sound attenuates at a rate of 6 dB per doubling of distance. For a line source, such as free-flowing traffic on a roadway, sound attenuates at a rate of 3 dB per doubling of distance (Federal Highway Administration 2011). Atmospheric conditions including wind, temperature gradients, and humidity can change how sound propagates over distance and can affect the level of sound received at a given location. Barriers, such as solid fences, buildings, and topography that block the line of sight between a source and receptor, also increase the attenuation of sound over distance.

Reference: **Chiquito BESS Noise Analysis**

PROJECT LOCATION AND CONDITIONS

The proposed project would be located near the southwest edge of the city limits of Wildomar, California. The project site with the proposed equipment configuration, are shown in Figure 1. The adjacent properties, including property zoning, and the closest residential receptors, are shown in Figure 2. Much of the area is zoned "C-1/C-P" Commercial with two adjacent areas zoned "R-R" Rural Residential (north and west of the site). There are no noise-sensitive residential dwellings located directly adjacent to the location of the proposed equipment.

Figure 1. Location of the Chiquito Proposed BESS Site and Equipment Configuration.



Reference: **Chiquito BESS Noise Analysis**

Figure 2. Property Lines, Zoning, and Location of Noise-Sensitive Residential Receptors.



The proposed project will involve a total of forty-nine (49) battery modules with associated inverters (49 units) and GSUs (49 units). There also will be one (1) large transformer on the site. There are no sensitive residences directly adjacent to the project site. There is a landscaping business zoned as commercial property to the north and a vacant lot zoned commercial to the east of the project site. There is an existing public utility substation to the south (zoned rural residential) and an area zoned rural residential to the west that appears to be a non-occupied area. There will be a chain link fence surrounding the equipment on the Chiquito BESS site.

DESIGN CRITERIA

Title 9, Public Peace and Welfare, Chapter 9.48, Noise Regulations Table 1, "Sound Level Standards" –in the City of Wildomar Municipal Code[1] states the following:

No person shall create any sound or allow the creation of any sound, on any property that causes the exterior sound levels on any other occupied property to exceed the sound level standards set forth in Table 1.

[1] http://qcode.us/codes/wildomar/?view=desktop, last accessed April 14, 2022.

Reference: **Chiquito BESS Noise Analysis**

	Table 1: Sound Level Standards (dBAmax)		
Noise Level Descriptor	***Receiving Land Use Category***	***Daytime (7:00 a.m to 10:00 p.m.)***	***Nighttime (10:00 p.m. to 7:00 a.m.)***
Maximum Level, dBA	*RR-Rural Residence*	*45*	*45*
Maximum Level, dBA	*Commercial*	*65*	*55*

Section 9.48.050 "Sound level measurement methodology" states the following: *Sound level measurements may be made anywhere within the boundaries of an occupied property. The actual location of a sound level measurement shall be at the discretion of the enforcement officials identified in Section 9.48.080 of this chapter. Sound level measurements shall be made with a sound level meter. Immediately before a measurement is made, the sound level meter shall be calibrated utilizing an acoustical calibrator meeting the standards of the American National Standards Institute. Following a sound level measurement, the calibration of the sound level meter shall be re-verified. Sound level meters and calibration equipment shall be certified annually. (Ord. 18 § 2, 2008, RCC § 9.52.050).*

ANALYSIS CONDITIONS AND RESULTS

The following conditions and assumptions were included in the exterior noise analysis:

- The predicted noise levels were calculated using the SoundPLAN acoustic modeling software. SoundPLAN uses standardized prediction techniques (per ISO 9613) and accounts for distance, topography, vegetation, and the effect of shielding and reflections produced by buildings and acoustic barriers.
- All receivers were positioned at 5' above ground level.
- Transformer and inverter units were modeled as a point source.
- Battery modules were modeled as an area source.
- Overall Noise Data is presented in Appendix A. Where data was not provided, typical, generic equipment noise data was used based on the size and typical operating speeds of the equipment.
- All units were assumed to be operating at full capacity, continuously.
- Noise from the project site was analyzed to the adjacent properties.
- The proposed fence around the site was assumed to be a 6' high open chain link fence with no acoustic properties.

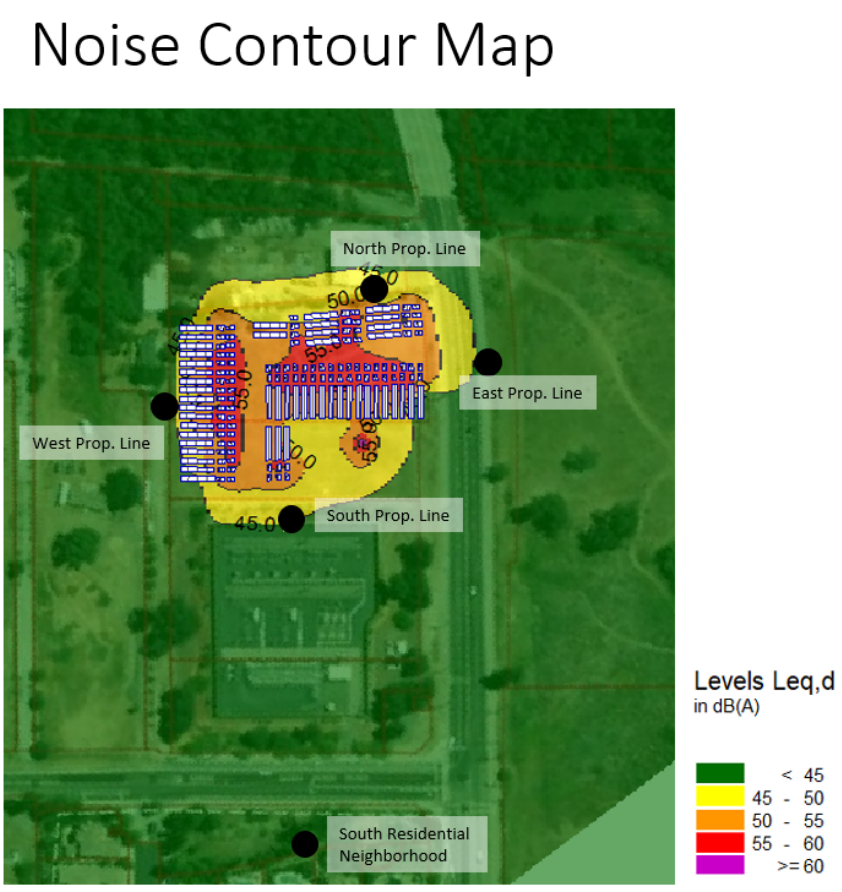
Using the provided sound level data, the configuration of the equipment on-site shown in Figure 1, and the assumptions above, the modeled noise levels at the property lines are shown in the table below. The noise contour map is included in Figure 3 at the end of this memo.

Reference: **Chiquito BESS Noise Analysis**

Property Locations	Predicted Sound Pressure Level SPL (dBA)	Maximum Sound Level Standard Day (Night)
Adj. North property line (27 ft) Shared with Commercial Zoned Property	47	65 (55)
Adj. South property line (75 ft) Shared with Rural Residential Zoned Property	45	45 (45)
Receiver South Residential Neighborhood (568 ft)	31	45 (45)
Adj. East property line (95 ft) Shared with Commercial Zoned Property	44	65 (55)
Adj. West property line (33 ft) Shared with Rural Residential Zoned Property	44	45 (45)

The estimated noise levels at the property lines and noise sensitive properties are not expected to exceed the City of Wildomar daytime and nighttime noise thresholds.

Figure 3. Noise Contour Map of the Chiquito BESS Site to Adjacent Property Lines



Reference: **Chiquito BESS Noise Analysis**

This concludes Stantec's method and comments resulting from an analysis of exterior noise from a proposed equipment installation at the Chiquito BESS project site in Wildomar, California to the neighboring properties. Please do not hesitate to contact us with any questions or if further information is required.

Stantec Consulting Services Inc.



Tracie Ferguson
Senior Associate - Acoustics
Phone: (415) 581-0835
Tracie.Ferguson@stantec.com



Mary Hofbeck
Acoustician
MaryHofbeck@stantec.com

Reference: **Chiquito BESS Noise Analysis**

APPENDIX A: Equipment Sound Levels

Equipment	Overall Sound Power Level dBA	63	125	250	500	1000	2000	4000	8000	Notes
Transformer	80	73	73	73	73	73	73	73	73	Client provided Overall PWL; NEMH documentation
3.5 MVA GSU	62	55	55	55	55	55	55	55	55	Client provided Overall PWL; EATON chart
Inverter	<79*	72	72	72	72	72	72	72	72	Client provided SPL; Leaflet_Freemaq_PCSK_Multi_PCSK
Battery Module	70	69	69	69	65	62	60	62	65	Octave Band PWL Based on similar unit: OMAT Sutter BESS
*Sound Pressure Level measured 1 m from back of unit										

December 2023 | Response to Comments
State Clearinghouse No. 2023100095

CHIQUITO BATTERY ENERGY STORAGE FACILITY PROJECT (PA 22-0026)

City of Wildomar

Prepared for:

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PLACEWORKS

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1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES 1

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APPENDICES

Appendix A Mitigation Monitoring and Reporting Program

Table of Contents

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1. Introduction

1.1 BACKGROUND

This document includes a compilation of the public comments received on the Chiquito Battery Energy Storage Facility Project Initial Study and Mitigated Negative Declaration (collectively, MND; State Clearinghouse No. 2023100095) and the City of Wildomar's (City's) responses to those comments.

Under the California Environmental Quality Act (CEQA), a lead agency is not required to prepare formal responses to comments on an MND. However, CEQA requires the City to have adequate information on the record explaining why the comments do not affect the conclusion of the MND that there are no potentially significant environmental effects. In the spirit of public disclosure and engagement, the City, as the lead agency, has responded to all written comments submitted on the MND during the 30-day public review period, which began October 4, 2023, and ended November 2, 2023.

1.2 DOCUMENT FORMAT

Section 1, ***Introduction.*** This section describes CEQA requirements and the content of this document.

Section 2, ***Response to Comments.*** This section provides a list of agencies and persons commenting on the MND, copies of comment letters received during the public review period, and individual responses to written comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a letter. Individual comments within each letter have been numbered, and the letter is followed by responses with references to the corresponding comment number.

Section 3. Revisions to the IS/MND. This section contains revisions to the IS/MND text and figures as a result of the comments received by agencies and interested persons as described in Section 2, and/or errors and omissions discovered subsequent to release of the IS/MND for public review.

Appendix A, ***Mitigation Monitoring and Reporting Program.*** The Mitigation Monitoring and Reporting Program (MMRP) document lists all the mitigation measures required for implementation of the project, the phase in which the measures would be implemented, and the enforcement agency responsible for compliance. The monitoring program provides (1) a mechanism for giving the lead agency staff and decision makers feedback on the effectiveness of their actions; (2) a learning opportunity for improved mitigation measures on future projects; and (3) a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines, Section 15204(b), outlines parameters for submitting comments on negative declarations, and reminds persons and public agencies that the focus of review and comment of MNDs should be on the

1. Introduction

proposed findings that the project will not have a significant effect on the environment. If the commenter believes that the project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant.

CEQA Guidelines, Section 15204(c), further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence."

Section 15204(d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204 (e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

Finally, CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to potentially significant environmental issues and do not need to provide all information requested by reviewers, as long as a good-faith effort at full disclosure is made in the environmental document.

2. Response to Comments

This section provides all written comments received on the circulated MND and the City's response to each comment.

Comment letters and specific comments within those letters are assigned an alphanumeric designation for reference purposes. The following is a list of all comment letters received on the circulated MND during the 30-day public review period, which began October 4, 2023, and ended November 2, 2023.

Letter Reference	Commenting Person/Agency	Date of Comment	Page No.
A	Veronica Langworthy	October 3, 2023	4
B	Rincon Band of Luiseno Indians, Cheryl Madrigal, Tribal Historic Preservation Officer/Cultural Resources Manager	October 24, 2023	6
C	Riverside County Flood Control and Water Conservation District, Amy NcNeill, Engineering Project Manager	October 31, 2023	8
D	South Coast Air Quality Management District, Sam Wang, Program Supervisor, CEQA-IGR Planning, Rule Development & Implementation	November 1, 2023	12

2. Response to Comments

LETTER A – Veronica Langworthy (1 page)

From: Veronica Langworthy
To: Matthew Bassi
Subject: Re: Posted: Initial Study/MND for the Chiquito Battery Energy Storage Facility Project (PA No. 22-0026)
Date: Tuesday, October 3, 2023 10:01:18 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Director Bassi,

re: 2.2.3 aquatic resources — what were the findings due to proximity to water sources especially the creek bed? I am unable to locate on electronic copy please advise. I am concerned about contaminants from fire, corrosion, or other release that would infiltrate groundwater and/or nearby creek.

A-1

Thank you.
Respectfully,
Veronica Langworthy

On Tue, Oct 3, 2023 at 6:40 PM City of Wildomar - CEQA Environmental Documents <listserv@civicplus.com> wrote:

View this in your browser

NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE CHIQUITO BATTERY ENERGY STORAGE FACILITY PROJECT

An Initial Study/Mitigated Negative Declaration (MND) has been prepared by the City of Wildomar for the proposed Chiquito Battery Energy Storage Facility Project (PA No. 22-0026). The IS/MND and technical appendices will be available for public review/comment beginning on Wednesday, October 3, 2023. All files can be downloaded from the City of Wildomar Environmental Documents Center webpage at the following web address: https://www.cityofwildomar.org/212/Environmental-Documents-Center.

You are receiving this message because you are subscribed to CEQA Environmental Documents on www.cityofwildomar.org. To unsubscribe, click the following link: Unsubscribe

A. Response to Comments from Veronica Langworthy, dated October 3, 2023.

A-1 The commenter asks what the findings were for the proximity of the project site to water sources, specifically the creek bed. The commenter is concerned about contaminants from fire, corrosion, or other pollutants that would infiltrate groundwater and/or the nearby creek.

As indicated in Section D, *Environmental Analysis*, under Subsection 4, *Biological Resources*, there are no hydrologic features onsite, and the Murrieta Creek and associated wetlands and riparian vegetation occur over 100 feet from the project site. Additionally, as indicated in Subsection 10, *Hydrology and Water Quality,* local, state, and federal regulations would reduce impacts of contaminants on waterways.

For example, the proposed project would be required to comply with Wildomar Municipal Code Section 13.12.050 which requires compliance with the San Diego Regional Water Quality Control Board's Municipal Separate Storm Sewer System (MS4) permit. The MS4 permit imposes pollution prevention requirements on proposed projects. Additionally, the proposed project would be required to comply with the requirements of the Construction General Permit which requires implementing a Storm Water Pollution Prevention Plan (SWPPP) during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain best management practices (BMPs) to reduce or eliminate pollutants in stormwater discharges and to contain hazardous materials. BMP categories include, but are not limited to, erosion control and wind erosion control, sediment control, tracking control, non-storm water management controls, and waste management controls.

During operations, BMPs would include, but are not limited to, using native landscaping to minimize irrigation and marking storm drain inlets "Only Rain Down the Storm Drain." Moreover, landscaping and gravel covering the native ground would assist with minimizing runoff from the site. Under the proposed project, the site would surface flow to a detention basin in the northwest corner as well as to a detention basin in the southeast corner which would direct flows to the storm drain system. Therefore, impacts of pollutants on waterways would be less than significant.

2. Response to Comments

LETTER B – Rincon Band of Luiseno Indians, Cheryl Madrigal, Tribal Historic Preservation Officer/Cultural Resources Manager (1 page)

Rincon Band of Luiseño Indians
CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov

October 24, 2023

Sent via email: mbassi@cityofwildomar.org

Mr. Mathew Bassi
City of Wildomar
23873 Clinton Keith Rd., Ste. 201
Wildomar, CA 92595

Re: PA 22-0026 Chiquito Battery Energy Storage: Response to IS/MND

Dear Mr. Bassi,

This letter is written on behalf of the Rincon Band of Luiseño Indians ("Rincon Band" or "Tribe"), a federally recognized Indian tribe and sovereign government. Thank you for providing the Rincon Band with the Initial Study and Mitigated Negative Declaration for the above referenced project. The identified location is within the Traditional Use Area (TUA) of the Luiseño people and is traditionally and culturally affiliated to the project area.

The Tribal Historic Preservation Office (THPO) has reviewed the provided documents to identify potential impacts to cultural and tribal cultural resources. We agree that the likelihood to discover tribal cultural materials throughout the project duration is low but that protocols should be in place if inadvertent discoveries occur. Therefore, we are in agreement to the recommended mitigation measures TRI-1 through TRI-8 and CUL-1 which include archaeological and tribal monitoring for ground disturbing activities associated with this project, protocols for inadvertent discoveries of cultural resources to include treatment and non-disclosure of reburial locations, protocols for the inadvertent discovery of human remain as per State Health and Safety Code Section 7050.5 and Section 5097.98, and a monitoring report. We have no further comments or concerns regarding this project and can conclude consultation at this time. We do ask that if the project plans for this project changes, that you please notify the Rincon Band. In addition, we request that the final monitoring report be provided to the Rincon Band when it becomes available. B-1

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 or via electronic mail at cmadrigal@rincon-nsn.gov. Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

Bo Mazzetti, Chairman | Tishmall Turner, Vice Chair | Laurie E. Gonzalez, Council Member | John Constantino, Council Member | Joseph Linton, Council Member

B. Response to Comments from Rincon Band of Luiseno Indians, Cheryl Madrigal, Tribal Historic Preservation Officer/Cultural Resources Manager, dated October 24, 2023.

B-1 The commenter states that the project site is within the Traditional Use Area of the Luiseno people. The commenter indicates that the tribe has reviewed the IS/MND and is in agreement with Mitigation Measures TRI-1 through TRI-8. The commenter indicates that the tribe has no further comments and can conclude consultation. The commenter asks that the tribe be informed of any project changes.

The City thanks the tribe for their response and will contact the tribe of any project changes, as applicable.

2. Response to Comments

LETTER C – Riverside County Flood Control and Water Conservation District, Amy NcNeill, Engineering Project Manager (2 pages)

JASON E. UHLEY
General Manager-Chief Engineer

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

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

253514

October 31, 2023

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

Attention: Mathew Bassi

Re: PA 22-0026, Chiquito Battery Energy Storage Facility Project, APNs 380-150-019 and 380-150-020

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

The District's review is based on the above-referenced project transmittal, received October 4, 2023. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

☐ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.

☒ This project involves District proposed Capital Improvement Project, Master Drainage Plan facilities, namely, Murrieta Creek/Wildomar Channel Right of Way & Improvements. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety. C-1

☐ This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, and the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits'

City of Wildomar - 2 - October 31, 2023
Re: PA 22-0026, Chiquito Battery Energy Storage Facility Project, APNs 380-150-019 and 380-150-020
253514

terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

☒ This project is located within the limits of the District's Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit. C-1 CONT'D

☒ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Murrieta Creek Channel. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.

☐ The District's previous comments are still valid.

GENERAL INFORMATION

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

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy. C-2

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply. C-3

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit. C-4

Very truly yours,

Amy McNeill

AMY MCNEILL
Engineering Project Manager

EM:mm

2. Response to Comments

C. Response to Comments from Riverside County Flood Control and Water Conservation District, Amy McNeill, Engineering Project Manager, dated October 31, 2023.

C-1 The commenter states that the Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The commenter states that the proposed project involves District proposed Capital Improvement Project, Master Drainage plan facilities, namely the Murrieta Creek/Wildomar Channel Right of Way and Improvements. The commenter states that the District will accept ownership of these facilities upon written request from the City, and that the project applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The commenter states that all facilities must be constructed to District standards, and that District plan check and inspection will be required for District acceptance. The commenter states that the project site is within the limits of the District's Murietta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted, and if the proposed project is proposing to create additional impervious surface areas, applicable fees should be paid. The commenter also indicates that an encroachment permit shall be obtained for any construction related activities occurring within the District right of way or facilities, namely the Murrieta Creek Channel.

The project applicant will obtain all applicable permits and pay all applicable fees to the District. If the proposed project is required to construct additional facilities within the Murrieta Creek/Wildomar Channel Right of Way, the applicant will ensure that all facilities are constructed to meet the District's standards and will submit plans to the District for plan check and inspection.

C-2 The commenter states the project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. The commenter states that if the site is within a Federal Emergency Management Agency (FEMA)-mapped floodplain, the City should require the applicant to meet FEMA requirements and obtain a Conditional Letter of Map Revision prior to occupancy.

As stated in Section D, *Environmental Analysis*, under Subsection 10, *Hydrology and Water Quality,* the proposed project would comply with the NPDES regulations. The proposed project would also include a detention basin in the northwest corner as well as a detention basin in the southeast corner of the site which would attenuate post-development flows so as not to exceed the pre-development volume. Additionally, the project site is not within a FEMA floodplain.

C-3 The commenter states that the project applicant shall bear the responsibility for complying with all applicable mitigation measures that are indicated in the IS/MND and MMRP, as well as complying with all applicable federal, state, and local regulations.

The applicant would implement all mitigation measures as listed in the MMRP (see Appendix A to document), and would be required to comply with all applicable local, state, and federal regulations.

C-4 The commenter states that if a natural watercourse or mapped floodplain is impacted, the City should require the applicant to obtain a Section 1602 Agreement, Section 404 Permit, and Section 401 Certification.

See response to Comment A-1. There are no waterways onsite, and the proposed project would comply with local, state, and federal regulations to ensure that impacts to natural waterways are minimized.

2. Response to Comments

LETTER D – South Coast Air Quality Management District, Sam Wang, Program Supervisor, CEQA-IGR Planning, Rule Development & Implementation (3 pages)

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:
mbassi@cityofwildomar.org
Matthew C. Bassi, Community Development Director
City of Wildomar
23873 Clinton Keith Rd, Ste. 110
Wildomar, CA 92595

November 01, 2023

Mitigated Negative Declaration (MND) for the Proposed Chiquito Battery Energy Storage Facility Project (PA 22-0026) Project (Proposed Project)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document for the Proposed Project. South Coast AQMD staff has provided a brief summary of the project information and prepared the following comments organized by topic of concern.

South Coast AQMD Staff's Summary of Project Information in the MND

D-1

Based on the information provided in the MND, the Lead Agency proposes to construct a new 80-megawatt (MW) Battery Energy Storage System (BESS) on a 2.83-acre site. The Proposed Project would store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with Southern California Edison (SCE).[1] Based on the aerial photographs, South Coast AQMD staff found that the nearest sensitive receptors (e.g., occupied single-family homes) are located approximately 570 feet to the south of the Proposed Project boundaries. The Proposed Project construction is estimated to last approximately 9 months.[2]

South Coast AQMD Staff's Comments on the MND

South Coast AQMD Rules, Permits, and a Role as Responsible Agency

D-2

If the implementation of the Proposed Project would require the use of new stationary and portable sources, including but not limited to emergency generators, fire water pumps, boilers, etc., air permits from South Coast AQMD will be required. The final CEQA document, whether a MND or EIR, should include a discussion about the potentially applicable rules that the Proposed Project needs to comply with. Those rules may include, for examples, Rule 201 – Permit to Construct,[3] Rule 203 – Permit to Operate,[4] Rule 401 – Visible Emissions,[5] Rule 402 – Nuisance,[6] Rule 403 – Fugitive Dust,[7] Rule

[1] MND. Page 6.
[2] Appendix 2_AQ_GHG Modeling Page 62.
[3] South Coast AQMD Rule 201 – Permit to Construct. Access at: https://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-201.pdf.
[4] South Coast AQMD Rule 203 – Permit to Operate. Access at: https://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-203.pdf.
[5] South Coast AQMD Rule 401 – Visible Emissions. Access at: https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-401.pdf.
[6] South Coast AQMD Rule 402 – Nuisance. Access at: https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf.
[7] South Coast AQMD Rule 403 – Fugitive Dust. Access at: https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf.

Matthew C. Bassi November 01, 2023

1110.2 – Emissions from Gaseous and Liquid Fueled Engines,[8] Rule 1166 – VOC Contaminated Soil Excavation,[9] Regulation XIII – New Source Review,[10] Rule 1401 – Air Toxics,[11] Rule 1466 – Control of Particulate Emissions from Soils with Toxic Air Contaminants,[12] Rule 1470 – Requirements for Stationary Diesel Fueled Internal Combustion and Other Compression Ignition Engines,[13], and etc. It is important to note that when air permits from South Coast AQMD are required, the role of South Coast AQMD would change from a Commenting Agency to a Responsible Agency under CEQA. In addition, if South Coast AQMD is identified as a Responsible Agency, per CEQA Guidelines Sections 15086, the Lead Agency is required to consult with South Coast AQMD. D-2 CONT'D

CEQA Guidelines Section 15096 sets forth specific procedures for a Responsible Agency, including making a decision on the adequacy of the CEQA document for use as part of the process for conducting a review of the Proposed Project and issuing discretionary approvals. Moreover, it is important to note that if a Responsible Agency determines that a CEQA document is not adequate to rely upon for its discretionary approvals, the Responsible Agency must take further actions listed in CEQA Guideline Section 15096(e), which could have the effect of delaying the implementation of the Proposed Project. In its role as CEQA Responsible Agency, the South Coast AQMD is obligated to ensure that the CEQA document prepared for this Proposed Project contains a sufficient project description and analysis to be relied upon in order to issue any discretionary approvals that may be needed for air permits. South Coast AQMD is concerned that the project description and analysis in its current form in the MND is inadequate to be relied upon for this purpose. D-3

For these reasons, the final CEQA document should be revised to include a discussion about any and all new stationary and portable equipment requiring South Coast AQMD air permits, provide the evaluation of their air quality and greenhouse gas impacts, and identify South Coast AQMD as a Responsible Agency for the Proposed Project as this information will be relied upon as the basis for the permit conditions and emission limits for the air permit(s). Please contact South Coast AQMD's Engineering and Permitting staff at (909) 396-3385 for questions regarding what types of equipment would require air permits. For more general information on permits, please visit South Coast AQMD's webpage at http://www.aqmd.gov/home/permits.

Conclusion

The Lead Agency is recommended to revise the CEQA analysis to address the aforementioned comments and provide the necessary evidence to sufficiently support the conclusions reached. If the requested information and analysis are not included in the final CEQA document, either the Final MND or other type of CEQA document, the Lead Agency should provide reasons for not doing so. D-4

[8] South Coast AQMD Rule 1110.2 – Emissions from Gaseous and Liquid Fueled Engines. Access at: https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1110-2.pdf.
[9] South Coast AQMD Rule 1166 - VOC Contaminated Soil Excavation. Access at: https://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1166.pdf.
[10] South Coast AQMD Regulation 13 – New Source Review. Access at: https://www.aqmd.gov/home/rules-compliance/rules/scaqmd-rule-book/regulation-xiii.
[11] South Coast AQMD Rule 1401 – Air Toxics. Access at: https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1401.pdf.
[12] South Coast AQMD Rule 1466 - Control of Particulate Emissions from Soils with Toxic Air Contaminants. Access at: https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1466.pdf.
[13] South Coast AQMD Rule 1470 - Requirements for Stationary Diesel Fueled Internal Combustion and Other Compression Ignition Engines. Access at: https://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1470.pdf.

2. Response to Comments

Matthew C. Bassi November 01, 2023

Pursuant to California Public Resources Code Section 21092.5(b) and CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process and notify each public agency when any public hearings are scheduled. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, detailed reasons supported by substantial evidence in the record to explain why specific comments and suggestions are not accepted must be provided. In addition, if the Lead Agency decides to adopt the Final MND, please provide South Coast AQMD with a notice of any scheduled public hearing(s).

D-4

CONT'D

Thank you for considering these comments. South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Sahar Ghadimi, Air Quality Specialist, at sghadimi@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

Sam Wang
Program Supervisor, CEQA-IGR
Planning, Rule Development & Implementation

SW:SG
RVC231011-01
Control Number

3

D. Response to Comments from South Coast Air Quality Management District, Sam Wang, Program Supervisor, CEQA-IGR Planning, Rule Development & Implementation, dated November 1, 2023.

D-1 The commenter provides a summary of the project description.

This comment is an introductory statement.

D-2 The commenter states the if implementation of the proposed project would require the use of new stationary and portable sources, then air permits from South Coast Air Quality Management District (South Coast AQMD) will be required. The commenter states that the CEQA document should include a discussion about the potentially applicable rules that the proposed project would need to comply with such as Rule 201 (Permit to Construct), Rule 203 (Permit to Operate), Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 402 (Fugitive Dust), etc. The commenter states that if air permits are required from South Coast AQMD, the role of the agency would change from a Commenting Agency to a Responsible Agency; the lead agency is required to consult with South Coast AQMD if they are a Responsible Agency.

The need for stationary and/or portable equipment have not been identified at this time. Therefore, it would be speculative to include such equipment in a quantified emissions analysis without knowing the equipment specifications or operating hours. Should any stationary source equipment be determined as necessary for the proposed project, it would be subject to the rules and regulations listed by South Coast AQMD, such as Rule 1110.2—Emissions from Gaseous and Liquid Fueled Engines, Regulation XIII—New Source Review, Rule 1401—Air Toxics, and Rule 1470—Requirements for Stationary Diesel Fueled Internal Combustion and Other Compression Ignition Engines, as applicable.

D-3 The commenter states that CEQA Guidelines 15096 sets forth specific procedures for a Responsible Agency, including a decision on the adequacy of the CEQA document, and if the Responsible Agency determines that a CEQA document is not adequate for its discretionary approvals, then it must take further actions listed in CEQA Guidelines Section 15096(e). The commenter states that South Coast AQMD is concerned that the project description and analysis in its current form in the IS/MND is inadequate to be relied on for this purpose. The commenter states that the final CEQA document should include a discussion about any and all new stationary and portable equipment requiring South coast AQMD air permits, and provide an evaluation of their air quality and greenhouse gas impacts, and identify South Coast AQMD as a Responsible Agency.

See response to Comment D-2. As the need for stationary and/or portable equipment have not been determined at this time, it would be speculative to include such analysis. Therefore, the analysis in the IS/MND is adequate. Nonetheless, should it be determined later that equipment is necessary for the proposed project which is not listed as exempt

2. Response to Comments

under District Rule 219, the South Coast AQMD would be an agency whose approval is required. See Section 3, *Revisions to the IS/MND,* which lists South Coast AQMD as an agency whose approval may be required.

D-4 The commenter states that the lead agency is recommended to revise the CEQA analysis to address the aforementioned comments and provide the necessary evidence to sufficiently support the conclusions reached, and if not, the lead agency should provide reasons for not doing so. The commenter requests written responses to all comments in their letter.

See responses to Comments D-1 through D-3.

3. Revisions to the IS/MND

3.1 INTRODUCTION

This section contains revisions to the IS/MND based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of IS/MND publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the IS/MND. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the IS/MND. Changes made to the IS/MND are identified here in ~~strikeout text~~ to indicate deletions and in <u>underlined text</u> to signify additions.

3.2 IS/MND REVISIONS IN RESPONSE TO WRITTEN COMMENTS

Page 14 of the IS/MND, Section V, *Environmental Checklist Form*, Subsection 10, *Other Public Agencies Whose Approval May be Required*. This section has been revised to include South Coast Air Quality Management District as an agency whose approval may be required.

V. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. **Project Title:**

   Chiquito Battery Energy Storage Facilities IS/MND (Planning Application No. 22-0026)

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

   City of Wildomar, 23873 Clinton Keith Road, Suite 110, Wildomar, CA 92595

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

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

4. **Project Location:**

   The project site is located on the northside of Clinton Keith Road, about 430 feet north of Grand Avenue in the City of Wildomar, Riverside County, California. The project site is approximately 2.83 acres and is comprised of Assessor's Parcel Numbers (APNs) 380-150-019 and 380-150-020.

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

   James Damon, Chiquito Grid, LLC, 621 West Randolph Street, Chicago, IL 60661

2. Response to Comments

6. General Plan Designation:

Commercial Retail (CR)

7. Zoning:

C-1/C-P (General Commercial)

8. Description of Project:

The project proposes to construct a new 80-megawatt (MW) Battery Energy Storage System (BESS) project on a vacant lot located on the northside of Clinton Keith Road, about 430 feet north of Grand Avenue. The BESS is capable of meeting a 4-hour duration. The project proposes to interconnect to the existing Southern California Edison (SCE) Tenaja Substation located directly to the south. The proposed project would store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with Southern California Edison (SCE). The proposed development plans are provided in **Appendix 1.**

9. Surrounding Land Uses and Setting:

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
North	Commercial uses	Commercial Retail (CR)	C-1/C-P (General Commercial)
East	Vacant land	Mixed Use Planning Area (MUPA)	C-1/C-P (General Commercial) with a Mixed Use Overlay
South	SCE Tenaja Substation	Public Facilities (PF)	R-R (Rural Residential)
West	Residential uses	Low Density Residential (LDR)	R-R (Rural Residential)

10. Other Public Agencies Whose Approval May Be Required:

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

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

The City of Wildomar sent notice to tribes on June 27, 2023, that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 Native Americans: California Environmental Quality Act and Public Resources Code Section 21080.3.1. Please refer to section V.18 of the Initial Study, Tribal Cultural Resources, for more information on tribal cultural resources.

December 2023 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2023100095

CHIQUITO BATTERY ENERGY STORAGE FACILITY PROJECT

City of Wildomar

Prepared for:

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the proposed Chiquito Battery Energy Storage Facility Project and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring mitigation measures outlined in the Chiquito Battery Energy Storage Facility Initial Study and Mitigated Negative Declaration (IS/MND), State Clearinghouse No. 2023100095. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as follows:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the IS/MND and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The project site is located on the northside of Clinton Keith Road, about 430 north of Grand Avenue in the City of Wildomar, Riverside County, California. The project site is approximately 2.83 acres and is comprised of Assessor's Parcel Numbers (APNs) 380-150-019 and 380-150-020.

1.2.2 Proposed Improvements

The project proposes to construct a new 80-megawatt battery energy storage system project, which would be capable of meeting a 4-hour duration, on a vacant lot located north of the intersection of Clinton Keith Road and Grand Avenue. The project proposes to interconnect to the existing Southern California Edison 115 kilovolt Tenaja Substation located directly to the south. The proposed project would store and deliver electricity to the grid through a Generator Interconnection Agreement with Southern California Edison.

This Initial Study evaluates the proposed project which is being processed through the following development applications:

- **Conditional Use Permit (CUP):** The proposed project requires a CUP to be reviewed and approved by the Planning Commission.
- **Plot Plan (PP):** The project will require approval of a plot plan to develop the 80-megawatt battery energy storage system project on the 2.83-acre site. The project must be consistent with the City's commercial design standards and guidelines.

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The IS/MND identified various thresholds from the California Environmental; Quality Act (CEQA) Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the were found to be less than significant:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire were identified as having potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures. No significant and unavoidable impacts were identified.

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Wildomar. The City's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor if they are contracted by the City.

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions and document disposition. The City will rely on information provided by individual monitors (e.g., CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager (Community Development Director) and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager, and any appeals would go to the City Manager and ultimately the City Council.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2.4 DISPUTE RESOLUTION

If the mitigation monitor determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City Manager. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures. These mitigation measures are also contained in the Conditions of Approval matrix for the Project.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g. hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

3.4 DATABASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing Microsoft Word software on IBM-compatible PCs.

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar Fire Department.

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIOLOGICAL RESOURCES					
BIO-1	Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance rare plant survey to further evaluate the rare plant species onsite, and the following shall be implemented: • A Workers Environmental Awareness Program (WEAP) training shall be provided to all construction personnel to ensure onsite workers are aware of which special-status plants are on site. • The construction limits shall be clearly flagged to ensure impacts to rare plant species are avoided or minimized to the extent feasible. Such flagging of construction limits and sensitive resources shall be verified by the qualified biologist.	Qualified Biologist	Prior to Construction	City of Wildomar Community Development Department	
BIO-2	Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance nesting bird survey and prepare a Project-Specific Nesting Bird Management Plan, if work cannot be conducted outside the nesting season (March 15th to September 15th), in accordance with the following: • The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work; • If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; • If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).	Qualified Biologist	Within Three Days Prior to the Initiation of Clearance/Construction Work	City of Wildomar Community Development Department	
BIO-3	The project applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the project applicant shall implement relocation to safely relocate burrowing owl out of harm's way, in consultation with the CDFW. Notification to the CDFW shall occur if burrowing owls are found to be present onsite and the development of a conservation strategy in cooperation with the U.S.	Qualified Biologist	Prior to Construction	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Fish and Service, the CDFW, and the Western Riverside County Regional Conservation Authority (RCA) shall be conducted.				
CULTURAL RESOURCES					
CUL-1	**Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	Professional Archaeologist	During Any Ground-Disturbing Construction Activities	City of Wildomar Public Works and Engineering Department and Community Development Department	
GEOLOGY AND SOILS					
GEO-1	The project applicant/developer shall incorporate the recommendations of the Geotechnical Report prepared by Stantec (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.	Project Applicant and Licensed Professional Engineer	During Building Plan Check, Prior to Any Ground-Disturbing Construction Activities	City of Wildomar Community Development Department and Building and Safety Department	
GEO-2	A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Paleontological monitoring may be reduced upon observations and recommendations of the professional-level project paleontologist. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	Project Applicant and Certified Paleontologist	During Ground-Disturbing Construction Activities	City of Wildomar Community Development Department and Building and Safety Department	
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Prior to the issuance of building permits, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County	Riverside County Fire Department	Prior to Issuance of Building Permits	City of Wildomar Building Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.			and Riverside County Fire Department	
HAZ-2	Prior to the issuance of a certificate of occupancy, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.	Riverside County Fire Department	Prior to Issuance of a Certificate of Occupancy	City of Wildomar Building Department and Riverside County Fire Department	
TRIBAL CULTURAL RESOURCES					
TRI-1	**Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community	Professional Archaeologist	During Any Ground-Disturbing or Construction Activities	City of Wildomar Public Works and Engineering Department and Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan. f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.				
TRI-2	**Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference as numbered, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are	Professional Archaeologist	During Grading Activities	City of Wildomar Public Works and Engineering Department and Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.				
TRI-3	**Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA),	Qualified Archaeologist, Tribal Cultural Monitor(s), and	Prior to Issuance of Grading Permit	City of Wildomar Public Works and Engineering Department and	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other	Developer/Permit Holder		Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.				
TRI-4	**Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Tribal Cultural Monitor(s)	During Ground-Disturbing Activities	City of Wildomar Public Works and Engineering Department and Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

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

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRI-7	**Non-Disclosure of Reburial Locations.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 l., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.	Professional Archaeologist	During Discovery of Native American Human Remains	City of Wildomar Public Works and Engineering Department and Community Development Department	
TRI-8	**No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).	City of Wildomar Community Development Department	After Reburial of Native American Artifacts	City of Wildomar Public Works and Engineering Department and Community Development Department	
WILDFIRE					
See Mitigation Measures HAZ-1 and HAZ-2.					

4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to resolve disputes. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Dispute/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 DISPUTE/ENFORCEMENT REPORT

The Dispute/Enforcement Report (DER) is prepared to document the outcome of the Project Manager or City Manager and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the Project Manager or Community Development Director by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

City of Wildomar

Matthew C. Bassi, Community Development Director

PlaceWorks

Mark Teague, AICP, Principal

Jasmine A. Osman, Associate II

6. Report Preparation

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ATTACHMENT B

PC Resolution No. 2024-02

CUP No. 22-0026

PC RESOLUTION NO. 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY ON A 2.83-ACRE SITE, SUBJECT TO CONDITIONS, LOCATED NORTHSIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 FEET EAST OF GRAND AVENUE (APN: 380-150-019 and 380-150-020)

WHEREAS, the Planning Department has received a conditional use permit application to develop a 2.83-acre site in the C-1/C-P zone with an 80-megawatt (MW) BESS system that will interconnect to the existing Southern California Edison (SCE) Tenaja Substation located directly west of the site from:

Project Applicant:	Chiquito Grid, LLC (James Damon)
Project Location:	Northside of Clinton Keith Road approximately 540 feet east of Grand Avenue
Project APN's:	380-150-019 and 380-150-020
Project Area:	2.83 acres +/-

WHEREAS, in accordance with Section 17.200 of the Wildomar Municipal Code, the Planning Commission has the authority to review the proposed CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project as described above; and

WHEREAS, the proposed Chiquito Battery Energy Storage Facility project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the Planning Director determined that there was substantial evidence that the proposed Chiquito Battery Energy Storage Facility project may have one or more significant effects on the environment and that preparation of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) was therefore warranted under Section 15070 of the CEQA Guidelines; and

WHEREAS, the Planning Department, on January 10, 2024 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the January 24, 2024 Planning Commission meeting at which time the Planning Commission would consider CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project; and

WHEREAS, In accordance with Ordinance No. 135, the Planning Department on January 12, 2024 posted one (1) public hearing notice "sign board" on Clinton Keith Road (front of property) notifying the general public of the January 24, 2024 Planning Commission meeting at which time the Planning Commission would consider CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project; and

WHEREAS, the Planning Department, on January 12, 2024 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, notifying the general public of the January 24, 2024 Planning Commission meeting at which time the Planning Commission would consider CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project; and

WHEREAS, the Planning Commission conducted the duly noticed public hearing on January 24, 2024, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project, and at which time the Planning Commission received public testimony concerning the proposed project CUP.

NOW, THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine and order as follows:

SECTION 1. CEQA DETERMINATION

The approval of Conditional Use Permit No. 22-0026 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on January 24, 2024, at a duly noticed public hearing, the Planning Commission adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed CUP No. 22-0026 for the Chiquito Battery Energy Storage Facility project. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Road, Suite #110, Wildomar, CA 92595.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Planning Commission finds that the Chiquito Battery Energy Storage Facility project is consistent with the MSHCP, and the project is not located in any MSHCP criteria cell area, and required mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Chapter 17.200 (Conditional Use Permits) of the Wildomar Municipal Code (WMC), the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. The proposed use is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The applicant is proposing to construct an 80-megawatt (MW) BESS system that will interconnect to the existing Southern California Edison (SCE) Tenaja Substation. The site has a General Plan land use designation of Commercial Retail (CR) and zoning designation of C-1/C-P. The CR land use designation is intended to support local and regional retail and service uses, while the C-1/C-P zone permits electrical substations via a CUP since the site will have more the 200 square feet of outdoor battery storage cabinets (Sec. 17.72.010.C.8 of the WMC). While the proposed battery energy storage facility does not result in sales tax revenues to the general fund, it does provide a valuable service in that the facility will store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with Southern California Edison (SCE) utilizing the Tenaja substation abutting the project site. SCE has been working with the Applicant and is supportive of the proposed project.

Further, the Applicant has taken steps to minimize visual impacts of the storage containers through the use of dense landscaping around the perimeter of the project and along Clinton Keith Road. The landscape plans have been reviewed by the City's landscape architect who has determined that it is consistent with the city's landscape design standards and guidelines and the standards in Section 17.276 (Water Efficient Landscape) of the WMC. The project was thoroughly reviewed by each city department as part of the development review process for compliance with city codes and standards. Based on this review the proposed battery energy storage facility meets and exceeds these standards, including fire safety features approved by Riverside County Fire Department. Therefore, the project has been deemed consistent with the Zoning Ordinance. Lastly, the proposed project will be consistent with, and implement, the following goals and polices of the General Plan:

LU 4.1 The Battery Energy Storage Facility project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

LU 6.1 The proposed Battery Energy Storage Facility project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 22.10 The proposed Battery Energy Storage Facility project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU 23.1 The proposed Battery Energy Storage Facility is properly located and designated for service commercial development in accordance with the General Plan.

B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: The proposed battery energy storage facility will not be detrimental to the health, safety or welfare of the community in that the project is a conditionally permitted use in the C-1/C-P subject to approval of a CUP. The project was thoroughly reviewed by each city department as part of the development review process for compliance with city codes and standards. Based on this review the proposed battery energy storage facility meets and exceeds these standards, including fire safety features approved by Riverside County Fire Department. In addition, the project has been appropriately conditioned to minimize impacts and ensure compliance with city standards (Refer to Exhibit 1 of this Resolution).

Further, the project has been conditioned through the CUP process, including environmental mitigation measures (as part of the MND) to ensure that there are no impacts to the site or surrounding area. Implementation of these mitigation measures and fire department conditions will ensure the protection of the public health, safety, and general welfare. Given this, the proposed Battery Energy Storage Facility project meets this finding.

SECTION 4. PLANNING COMMISSION ACTION:

Based on the foregoing findings, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 2024-02 approving Conditional Use Permit No. 22-0026, subject to conditions of approval, as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 24th day of January, 2024 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chair

ATTEST:

_____
Matthew C. Bassi
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

ATTACHMENT B - EXHIBIT 1 CHIQUITO BATTERY ENERGY STORAGE FACILITY -- CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0026			
Applicant: Chiquito Grid, LLC (James Damon) **APN: 380-150-019 & 380-150-020**			
Planning Commission Approval Date: **January 24, 2024**	**CUP/Plot Plan No. 22-0026 Expiration Date:** **January 24, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General Conditions			
1. In compliance with Section 15094 of the CEQA Guidelines, the Planning Department shall file a Notice of Determination (NOD) with the Riverside County Clerk within five (5) working days after CUP/Plot Plan No. 22-0026 is approved by the Planning Commission. The NOD notice shall include payment of the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and Riverside County Clerk administrative fee totaling **2,966.75.** Failure to pay the required fee will result in the project being deemed null and void in accordance with California Fish and Game Code Section 711.4(c).	January 31, 2024	Planning Department	
2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved	On-Going	Planning Department	

	by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
3.	Approval of CUP/Plot Plan No. 20-0026 shall expire on January 24, 2027 (3 years after PC approval). If the grading permits have not been issued and substantial construction work has not commenced on the project by this deadline, the project will expire and become null and void. The Applicant may apply in writing for an Extension of	January 24, 2027	Planning Department	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Time (EOT) for review and approval of the Planning Commission in accordance with Section 17.216.070 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department at least 30 days prior to the expiration date.			
4.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	April 24, 2024	Planning Department	
5.	Within 60 days of approval of CUP/Plot Plan No. 20-0026, the applicant shall pay any outstanding deposit account balances, as applicable. Failure to pay the outstanding balance by the due date may result in delays in the submittal of grading and building plans.	March 24, 2024	Planning Department	
6.	CUP/Plot Plan No. 20-0026 shall be developed in accordance with the development plans approved by the Planning Commission on January 24, 2024. If needed, the Applicant may request a modification/revision to the approved project, in accordance with Sections 17.228 of the Wildomar Municipal Code.	On-Going	Planning Department	
7.	The proposed development project under CUP/Plot Plan No. 20-0026 shall comply with the standards and requirements of the City's Light Pollution Ordinance (Chapter 8.64 of the WMC).	On-Going	Planning Department	
8.	The proposed Project shall comply with the requirements of Chapter 9.48 (Noise Regulations) of the Wildomar Municipal Code	On-Going	Planning Department	

9.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Department	
10.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Planning & PW/Engineering Depts.	
11.	The Applicant shall be subject to, and comply with, the following four (4) state mandated codes/ordinances including all other applicable state & local codes/ordinances already in effect: • California Building Code, Chapter 7A; • California Residential Code, Chapter R327; • California Referenced Standards Code, Chapter 12-7A; and • California Fire Code, Chapter 49.	On-Going	Building & Fire Departments	
12.	If human remains are encountered during grading activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public	On-Going	Planning & PW/Engineering Depts.	

Planning Commission Approval Date: January 24, 2024	CUP/Plot Plan No. 22-0026 Expiration Date: January 24, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.			
Initial Study/Mitigated Negative Declaration (IS/MND) Mitigation Measures			
Biological Resources			
13.	**BIO-1** Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance rare plant survey to further evaluate the rare plant species onsite, and the following shall be implemented: • A Workers Environmental Awareness Program (WEAP) training shall be provided to all construction personnel to ensure onsite workers are aware of which special-status plants are on site. • The construction limits shall be clearly flagged to ensure impacts to rare plant species are avoided or minimized to the extent feasible. Such flagging of construction limits and sensitive resources shall be verified by the qualified biologist.	Prior to construction	Planning & PW/Engineering Depts.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
14. **BIO-2** Prior to construction activities, the Project applicant/developer shall retain a qualified biologist to conduct a pre-disturbance nesting bird survey and prepare a Project-Specific Nesting Bird Management Plan, if work cannot be conducted outside the nesting season (March 15th to September 15th), in accordance with the following: • The survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work; • If pre-disturbance surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; • If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest).	Within three (3) days prior to the initiation of clearance/construction work	Planning & PW/Engineering Depts.	
15. **BIO-3** The project applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the project applicant shall implement relocation to safely relocate burrowing owl out of harm's way, in consultation with the CDFW. Notification to the CDFW shall occur if burrowing owls are found to be present onsite and the development of a conservation strategy in cooperation with the U.S. Fish and Service, the CDFW, and the Western Riverside County Regional Conservation Authority (RCA) shall be conducted.	Prior to construction	Planning & PW/Engineering Depts.	

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Cultural Resources			
16. CUL-1 Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to Chiquito Battery Energy Storage Facility IS/MND (PA No. 22-0026) Page 4 Table ES-1 Project Impact and Mitigation Summary the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	During any ground-disturbing construction activities	Planning & PW/Engineering Depts.	
Geology and Soils			
17. **GEO-1** The project applicant/developer shall incorporate the recommendations of the Geotechnical Report prepared by Stantec (Appendix 5) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.	During building plan check, prior to any ground-disturbing construction activities	Planning, Building & PW/Engineering Depts.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
18. **GEO-2** A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Paleontological monitoring may be reduced upon observations and recommendations of the professional-level project paleontologist. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	During ground-disturbing construction activities	Planning, Building & PW/Engineering Depts.	
Hazards and Hazardous Materials			
19. **HAZ-1** Prior to the issuance of building permits, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California	Prior to issuance of building permits	Building Department and Riverside County Fire Department	

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	Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.			
20.	**HAZ-2** Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.	Prior to issuance of certificate of occupancy	Building Department and Riverside County Fire Department	
Tribal & Cultural Resources				
21.	**TRI-1** Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the	During any ground-disturbing or construction activities	Planning & PW/Engineering Depts.	

	concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan. f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be			

	presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.			
22.	**TRI-2** Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed,	During grading activities	Planning & PW/Engineering Depts.	

	with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.			

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23. **TRI-3** Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out	Prior to issuance of grading permit	Planning & PW/Engineering Depts.	

	of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.			

24.	**TRI-4** Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	During ground-disturbing activities	Planning & PW/Engineering Depts.	
25.	**TRI-5** Native American Monitoring (Soboba). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	During ground-disturbing activities	Planning & PW/Engineering Depts.	

Planning Commission Approval Date: January 24, 2024	CUP/Plot Plan No. 22-0026 Expiration Date: January 24, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
26. **TRI-6** Archeology Report - Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Prior to final inspection	Planning & PW/Engineering Depts.	
27. **TRI-7** Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.	During discovery of Native American human remains	Planning & PW/Engineering Depts.	
28. **TRI-8** No-Build Easement or Similar Instrument. In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).	After Reburial of Native American Artifacts	Planning & PW/Engineering Depts.	

ATTACHMENT B - EXHIBIT 1 CHIQUITO BATTERY ENERGY STORAGE FACILITY -- CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0026			
Applicant: Chiquito Grid, LLC (James Damon) **APN: 380-150-019 & 380-150-020**			
Planning Commission Approval Date: **January 24, 2024**	**CUP/Plot Plan No. 22-0026 Expiration Date:** **January 24, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Prior to Issuance of a Grading Permit			
29. Prior to the issuance of a grading permit, the Applicant shall comply with the construction noticing sign board requirements of Chapter 15.04.030 of the WMC as follows: A. Intent. It is the intent of this section to establish regulations for posting on-site construction information signs during construction activity for new residential, commercial and industrial development projects. B. Applicability. The posting of on-site construction information signs during construction activity for new residential, commercial and industrial development projects shall be limited to projects located in residential, commercial and industrial zoned lands. C. Construction Sign Standards. 1. One non-illuminated sign shall be required per development site, except that if the site has two or more street frontages, one additional sign shall be required per street frontage. 2. The sign(s) shall be placed along the street frontage nearest to the construction entrance(s) to the project site and include information identifying the name of the developer and contractor, on-site contact information and phone number, allowed days and hours of construction activity (i.e., Monday - Saturday, 6:30 a.m. to 7:00 p.m. with no construction activity on Sundays or legal holidays). The information shall also include a statement that complaints regarding the operation can be lodged with the City of Wildomar Code	Prior to Issuance of Grading Permits	Building and PW/Engineering Depts.	

	Enforcement Division (951) 677-7751, and any other information deemed appropriate by the City. 3. The size of the sign board shall be four feet wide by six feet high (24 square feet) made of wood, or similar durable material and mounted with two vertical four-inch by four-inch posts, made of wood or similar durable material. The total height of the sign board shall not exceed eight feet from the ground and include the city logo in the upper left corner of the sign board. 4. The sign(s) shall be reviewed by the Building Official prior to construction of said sign. Sign(s) shall be posted on the property a minimum of two weeks prior to any grading activities and be removed from the property within 30 days after the last certificate of occupancy is issued by the City. (Ord. 135 § 4, 2017)			
30.	Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to Issuance of a Grading Permit	Building and Planning Depts.	
31.	Prior to the issuance of the 1st grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel	Prior to Issuance of a Grading Permit	Planning and PW/Engineering Depts.	

	at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site was not previously evaluated by the mitigated negative declaration, a grading environmental assessment shall be approved by the planning director prior to the issuance of the haul permit.			
32.	Concurrent with the precise grading plan submittal, the applicant shall submit two sets of detailed landscape and irrigation plans, including on-site and public right-of-way areas. The landscaping and irrigation plans shall be approved by the Planning Department prior to the issuance of any grading permit for the project.	Concurrent with submittal of Precise Grading Plans	Planning Department	
33.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from	Prior to Issuance of a Grading Permit	Planning and PW/Engineering Depts.	

	August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."			
Prior to Issuance of a Building Permit				
34.	Prior to Issuance of a building permit, the Applicant shall submit for review and approval by the Community Development and Public Works Directors a Parcel Merger to combine two parcels (APN: 380-150-019 & 380-150-020) into one parcel. The approved parcel merger shall be recorded with the Riverside County Recorder's office and a copy of the recorded parcel merger submitted to the city.	Prior to Issuance of a Building Permit	Planning and Engineering Departments	
35.	The Applicant shall be required to apply a "vinyl wrap/protective laminate film" on each metal container unit to visually/aesthetically enhance the appearance of the bare metal containers. Concurrent with the submittal of construction plans and prior to the issuance of a building permit, the Applicant shall provide supporting design details/drawings for Planning department approval to verify compliance with this condition.	Concurrent with Construction Plan submittal and prior to Issuance of a Building Permit	Planning Department	
36.	Prior to the issuance of a building permit, the applicant shall comply with Building Department requirements in obtaining all necessary permits to construct said structures, including submittal of plans for all signs to be constructed as part of this project.	Prior to Issuance of a Building Permit	Planning Department	

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37. Prior to issuance of building permits, the Applicant shall submit a detailed/final photometric analysis for review and approval by the Planning and Building departments. The proposed development approved by the Planning Commission shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal Code.	Prior to Issuance of Building Permits	Planning Department	
38. Prior to the issuance of the building permits, or as otherwise allowed by the WMC, the applicant shall pay all applicable and current Development Impact Fees and City Mitigation Fees as determined by the Building and Engineering departments, including but not limited to, regional fees such TUMF, MSHCP, K-Rat fees, School Fees, etc. in accordance with the timing outlined in Title 3 of the WMC.	Prior to Issuance of Building Permits	Planning & Building Departments	
39. Prior to the issuance of the building permits, the applicant shall submit for review and approval by the Planning Department a final exterior lighting/security lighting plan/photometric survey. Said lighting plan shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.	Prior to Issuance of Building Permits	Planning & Building Departments	
Prior to Issuance of a Certificate of Occupancy			
40. Prior to the issuance of occupancy permits, the following conditions shall be satisfied: • Prior to occupancy permits for each planning area, the landscape improvements outlined above shall be completed. • Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping	Prior to the Issuance of Occupancy Permits	Planning Dept.	

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	materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release. • The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.			
41.	Prior to the issuance of the final Certificate of Occupancy permit, all required onsite landscape planting and irrigation improvements for the planning area shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	

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Project No.: CUP/Plot Plan No. 22-0026			
Applicant: Chiquito Grid, LLC (James Damon) **APN: 380-150-019 & 380-150-020**			
Planning Commission Approval Date: **January 24, 2024**	**CUP/Plot Plan No. 22-0026 Expiration Date:** **January 24, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
42. Prior to the Issuance of the final Certificate of Occupancy permit, all Planning Department conditions listed herein shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	
43. Prior to the Issuance of the final Certificate of Occupancy permit, all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written verification from County Fire that all applicable conditions have been met.	Prior to final Certificate of Occupancy	Planning Dept.	
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Requirements/Conditions			
1. The developer shall obtain City approval for any modifications or revisions to the approval of this project in accordance with State law (Gov. Code 65913.4). Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering	
2. The developer shall comply with the State of California Subdivision Map Act and all City ordinances and resolutions.	On-Going	Engineering	
3. No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering	
4. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering	

5.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant and applicable laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading, the developer shall obtain a grading permit from PW/Engineering.	On-Going	Engineering	
6.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering	
7.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	On-Going	Engineering	
8.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering	
9.	All retaining walls shall require a separate plan and permit from the Building Department. The retaining wall calculations shall address earth and hydrostatic loads associated with any water basins.	On-Going	Engineering	
10.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required to the extent applicable under State law (Gov. Code 65913.4).	On-Going	Engineering	
11.	The developer's contractor is required to submit a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved	On-Going	Engineering	

	entrances/exits onto public roads. Hauled material shall be to/from an environmentally approved site.			
12.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s including, but not limited to, storm drains, streets, channels, etc...	On-Going	Engineering	
13.	For commercial/industrial projects, the developer/applicant shall submit a Business Registration application to the City for approval. The business shall be required to pay a fee to the City with the Business Registration for Stormwater Compliance Inspections that are required by the City's NPDES Permit. The requirement for stormwater compliance inspections is recurring for the duration of the development, unless otherwise approved. The developer/applicant shall also submit to the City, prior to Certificate of Occupancy, a document that includes the Business' Statement of Operations and a summary of the business' best management practices for stormwater pollution prevention.	On-Going	Engineering	
14.	The developer/applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Watershed Protection website.	On-Going	Engineering	
15.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering	

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16. The Developer shall dedicate, design and construct all improvements in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer. In the absence of a subdivision map, rights-of-way and easements shall be dedicated by a separate instrument.	On-Going	Engineering	
17. Driveway and facility gates shall be designed to ensure that all maintenance/service vehicles and emergency service vehicles do not encroach into Clinton Keith Rd. when waiting to enter the site.	On-Going	Engineering	
18. Access to the site shall occur only from westbound lanes (right-in only). The Developer shall provide documentation demonstrating that this access restriction will be implemented and enforced with all employees and service providers, to the satisfaction of the City Engineer. At the discretion of the City Engineer, left-turn restrictions may be required to prohibit unpermitted turning movements. Alternatively, should access be sought or required from eastbound lanes, the Developer shall be required to provide the minimum improvements necessary to provide for a left-turn pocket or a two-way left-turn lane on Clinton Keith Rd.	On-Going	Engineering	
19. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion	On-Going	Engineering	

	and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner. Protection of Rough graded slopes will be based on the approved BMP's as depicted in the approved Construction Runoff Management Plan (Sediment and Erosion Control Plan).			
20.	The landscape plans of all parkway and Landscape Maintenance/ Community Facilities District (CFD) lots shall be prepared by a licensed Landscape Architect and shall be submitted to the City for review and approval.	On-Going	Engineering	
21.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering	
22.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to First Building permit issuance	Engineering	

23.	The developer shall design and construct all driveways in accordance with the applicable City of Wildomar Improvement Standards.	On-Going	Engineering	
24.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering	
25.	Above-ground utilities shall be undergrounded by the developer in accordance with City of Wildomar Municipal Code 16.04.010. The undergrounding of utilities shall be reflected in the project improvement plans. A non-interference letter from Southern California Edison (SCE), shall be submitted for the proposed development.	On-Going	Engineering	
26.	Improvement Plans for underground utilities (i.e.; Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a City Encroachment Permit.	On-Going	Engineering	
27.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering	

28.	Prior to approval of improvement plans, the improvement plans shall show all streets to be improved consistent with improvements outlined in these conditions of approval. At the discretion of the applicant, the existing pavement may be cored to confirm adequate section and R values during the design process and any findings shall be incorporated into the project design. Therefore, improvements may include full pavement reconstruction, grind and overlay, or slurry seal. All striping shall be replaced in kind.	Prior to Improvement Plan Approval	Engineering	
29.	Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.	Prior to Improvement Plan Approval	Engineering	
30.	Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following: a) All driveways shall conform to the applicable City of Wildomar standards and shall be shown on the street improvement plans. c) All street intersections shall be at ninety (90) degrees or as approved by the City Engineer. e) Undergrounding of existing and proposed utility lines. f) Streetlights. g) All other public improvements shall conform to City of Wildomar standards.	Prior to Improvement Plan Approval	Engineering	

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Prior to the Issuance of Grading Permits			
31. The developer shall submit a geotechnical/soils report to the City Engineer for review and approval prior to issuance of a grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering	
32. The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering	
33. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.	Prior to Issuance of a Grading Permit	Engineering	
34. A Construction Runoff Management Plan (Erosion/Sediment Control plan) shall be submitted to the Public Works Dept. for review and approval. The Construction Runoff Management Plan and the project specific SWPPP shall always be provided on the project site.	Prior to Issuance of a Grading Permit	Engineering	
35. The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering	

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36. The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering	
37. A Final Water Quality Management Plan (WQMP), in conformance with the requirements of the City of Wildomar (City) shall be prepared, submitted, and approved. All stormwater quality treatment devices shall be located outside of the ultimate public right of way, unless otherwise approved. The developer shall prepare the Final WQMP in conformance with the City of Wildomar WQMP (which is based on the SMR Model WQMP) to the satisfaction of the City Engineer. The WQMP shall also address the effects of hydromodification caused by the project, per the City of Wildomar WQMP Model Document. The WQMP shall include the installation of Trash Capture Devices for both private and public storm drain facilities, as required by the State Water Board's Trash Amendments and the subsequent order issued by the San Diego Regional Water Quality Control Board to the City. Trash Capture Devices shall be on the State Water Board's "Certified Trash Full Capture Systems List of Trash Treatment Control Devices". Trash Control Devices selected for use in City storm drains shall be approved by the City Engineer. Trash Control Devices installed in City storm drains shall be included in the Community Facilities District (CFD) for maintenance.	Prior to Issuance of a Grading Permit	Engineering	

38.	A storm drain manhole and a Full Capture Trash Capture Device shall be shown on the plans along the proposed storm drain line where it transitions between the private property and the City right-of-way on Clinton Keith Rd.	Prior to Issuance of a Grading Permit	Engineering	
39.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering	
40.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event	Prior to Issuance of a Grading Permit	Engineering	

	for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
41.	Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following: a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site. b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow. c) Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. All non-residential lots shall drain toward an approved water quality or drainage facility. Once onsite drainage has been treated it may continue into an approved public drainage facility or diverted through under-sidewalk parkway drains.	Prior to Issuance of a Grading Permit	Engineering	

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42. Prior to issuance of any grading permit, any applicable environmental Phase I and Phase II applicable findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.	Prior to Issuance of a Grading Permit	Engineering	
43. This project site is close to Murrieta Creek. The Construction Runoff Management Plan (or Erosion/Sediment Control Plan) shall include enhanced BMPs, including but not limited to enhanced erosion control, sediment control and , landscape stockpile protection, to minimize the potential runoff of nutrients which is the Priority Water Quality Condition of Concern in the Santa Margarita River Watershed, to the satisfaction of the City Engineer.	Prior to Issuance of a Grading Permit	Engineering	
44. City storm drain outfalls that will discharge to a Receiving Water, as defined by the City's MS4 Permit, shall be separate from and shall not receive flows from any private storm drain system.	Prior to Issuance of a Grading Permit	Engineering	
45. The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to Issuance of a Grading Permit	Engineering	
46. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project will not unreasonably interfere with the use of any easement holder of the property.	Prior to Issuance of a Grading Permit	Engineering	

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Prior to Issuance of a Building Permit			
47. The developer/owner shall obtain a grading permit prior to building permit issuance, and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Engineering /Building	
48. Any public improvements shall be approved by the City Engineer, and all improvements to be constructed shall be secured by the Developer.	Prior to Issuance of a Building Permit	Engineering /Building	
49. The developer shall provide will serve letters from the appropriate utility agencies.	Prior to Issuance of a Building Permit	Engineering /Building	
50. The developer shall provide approval letter from Fire Department for fire water service.	Prior to Issuance of a Building Permit	Engineering /Building/ Fire	
51. The developer shall annex into CFD Service District 2022-1, or current equivalent Community Facilities District, to offset development related costs for maintenance and services for the applicable development.	Prior to Issuance of a Building Permit	Engineering	
52. The developer/applicant shall demonstrate that all applicable development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Engineering /Building	
53. The developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality	Prior to Issuance of a Building Permit	Engineering	

	treatment devices shall be constructed outside of the ultimate public right of way.			
54.	Prior to issuance of Building Permit, the developer shall construct or shall post security guaranteeing the construction of all required public improvements. Said improvements shall include the following: a) Clinton Keith Rd. along the project frontage is a Major Highway. Improvements shall include part-width improvements (half-width plus 12') in conformance with Riverside County Standard No. 93 (118' R/W), modified to conform to the City of Wildomar Mobility Plan Cross-Section for Clinton Keith Rd. between Grand Ave. and Palomar St. b) Improvements shall include road widening to provide a minimum of 34' from centerline to curb, parkway landscaping, and 6' minimum sidewalk. c) The Developer shall dedicate an additional 4' of right-of-way along the 55' R/W segment of the property's frontage to provide for a minimum of 59' R/W. d) Any existing improvements along the frontage that are determined to be substandard or deficient shall be improved, to the satisfaction of the City Engineer. e) The Developer shall connect the proposed sidewalk on the east side of the project to the existing adjacent driveway to the east. f) All ingress and egress shall meet minimum commercial driveway standards.	Prior to Issuance of a Building Permit	Engineering	

Planning Commission Approval Date: January 24, 2024	CUP/Plot Plan No. 22-0026 Expiration Date: January 24, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	g) All drainage facilities to serve the proposed development, and as outlined in the approved Hydrology Study. h) All required grading, including erosion control. Additional erosion control may be required per the City Engineer. i) All required sewer, water and reclaimed water facilities per Elsinore Valley Municipal Water District (EVMWD) standards and specifications, per approved plans. j) All required landscaping facilities on-site, as well as parkway landscaping per approved streetscape plans and design guidelines. k) All under grounding of overhead utilities, except for cables greater than 32k volts, per Wildomar Municipal Code			
55.	Prior to building permit issuance, the applicant shall commence construction or guarantee the construction of all new or upgraded required public improvements including but not limited to, the potable water line, sewer line, reclaimed water line, potable water services, sewer laterals, reclaimed water services, double detector check assemblies and reduced pressure principal assemblies within the public right of way and/or easements.	Prior to Issuance of a Building Permit	Engineering	
56.	Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.	Prior to Issuance of Building Permits	Engineering	

Planning Commission Approval Date: January 24, 2024	CUP/Plot Plan No. 22-0026 Expiration Date: January 24, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
57. Prior to issuance of Building Permit, the applicant shall provide public improvement plans for approval.	Prior to Issuance of Building Permits	Engineering	
Prior to Certificate of Occupancy, Final Inspection or Surety Release			
58. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational and shall submit a letter from the engineer of record certifying the construction and operation of the WQMP BMPs	Prior to Final Grading Inspection and Prior to Certificate of Occupancy	Engineering	
59. Prior to final grading inspection, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built plans and final grading certificates for review and approval by the Public Works Department. As-built plans and grading certificates shall be approved before a final grading inspection can be scheduled.	Prior to Final Grading Inspection and Prior to Occupancy	Engineering	
60. Prior to final grading inspection, the developer shall cause the soils engineer of record for the approved grading plans to submit a set of grading reports and soils certificates for review and approval by the Public Works Department. Grading reports and soils certificates shall be approved before a final grading inspection can be scheduled.	Prior to Final Grading Inspection and Prior to Occupancy	Engineering	
61. Prior to issuance of Certificate of Occupancy, the applicant shall schedule and pass a final grading inspection.	Prior to Final Grading Inspection and Prior to Occupancy	Engineering	
62. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future occupants of all non-	Prior to Issuance of first Certificate of Occupancy	Engineering	

	structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.			
63.	Prior to issuance of a Certificate of Occupancy, all required public improvements including, but not limited to, street improvements, street lighting, signing/striping improvements, storm drain improvements, utility improvements, parkway, slope maintenance, and/or median landscaping specified in these Conditions of Approval shall be constructed.	Prior to Issuance of first Certificate of Occupancy	Engineering	
64.	Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Public Works Department. Following approval of the plans, the developer shall schedule and pass a final inspection for all public improvements.	Prior to release of public improvement security	Engineering	
65.	Prior to issuance of a Certificate of Occupancy, the applicant shall field verify sight distance requirements at project driveways per the requirements of the City of Wildomar and provide documentation of adequate sight distance to the satisfaction of the City Engineer.	Prior to Issuance of first Certificate of Occupancy	Engineering	
66.	Walls and fences around the perimeter of the project, or along the public right-of-way, shall be treated with an anti-graffiti coating, consistent with current standards and guidelines, to aid in ongoing maintenance.	Prior to final Certificate of Occupancy	Engineering	
67.	Any deviations/revisions from the approved WQMP plans and specifications shall be submitted by the Engineer of Record and shall be approved by the City, prior to construction. Approved revisions shall be documented in the Final WQMP on-file with the City. The Developer shall also ensure that the Final WQMP on-file with the	On-going	Engineering	

	owner is also updated. Prior to final approval of the constructed WQMP, the Developer shall submit a certification letter, signed by the Engineer of Record, certifying that the WQMP has been constructed and installed per the approved plans and specifications, and that the WQMP is currently operating in conformance with the approved design.			
68.	The developer shall install any missing streetlight facilities along the project frontage, in accordance with the applicable City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Engineering /Building	
69.	Any existing City improvements that are damaged by the project's construction shall be repaired and replaced, to the satisfaction of the City Engineer. This may include, but is not limited to, striping and paving along Clinton Keith Rd. The developer shall be required to extend repair limits for all damaged improvements to a specified distance to ensure adequate transitions and uniformity of improvements, to the satisfaction of the City Engineer.	Prior to final Certificate of Occupancy	Engineering	
70.	Clinton Keith Rd. along the project frontage is currently being repaved (with Asphalt Rubber Hot Mix [ARHM]) and restriped by the City and is expected to be complete by January 2024. Any pavement repairs required within the new pavement shall at a minimum comply with City Standard No. 100 for Trench Repairs. In addition, the proposed utilities on Clinton Keith Rd. shown on the plans (storm drain and water lines) will require full road-width repavement and restriping across the entire width of the eastern-most driveway, plus a minimum 5' past each ECR/BCR of the driveway. Repaving shall require a	Prior to final Certificate of Occupancy	Engineering	

	minimum 3" grind and overlay with ARHM surface course. Any other areas of trenching or damage may also require half-width or full-width repaving and restriping. All pavement repairs shall be completed to the satisfaction of the City Engineer.			
71.	Prior to final occupancy, any missing improvements within the project's improvement area that are identified to be needed for health and safety shall be constructed by the Developer, whether or not previously identified on the improvements plans, to the satisfaction of the City Engineer.	Prior to final Certificate of Occupancy	Engineering	
BUILDING DEPARTMENT CONDITIONS				
General Conditions				
1.	The design of the construction drawings submittal post entitlement must be reviewed and stamped by an architect or engineer licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1).	On-Going	Building Department	
2.	A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2022 California Building Codes.	On-Going	Building Department	
3.	All grading shall conform to the 2022 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Wildomar. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.	On-Going	Building Department	

ATTACHMENT B - EXHIBIT 1 CHIQUITO BATTERY ENERGY STORAGE FACILITY -- CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0026			
Applicant: Chiquito Grid, LLC (James Damon) **APN: 380-150-019 & 380-150-020**			
Planning Commission Approval Date: **January 24, 2024**	**CUP/Plot Plan No. 22-0026 Expiration Date:** **January 24, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
4.	A Final geotechnical and/or soils reports shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	On-Going	Building Department	
5.	All proposed work shall comply with the 2022 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Wildomar.	On-Going	Building Department	
6.	Proposed project shall comply with the 2022 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Wildomar.	On-Going	Building Department	
7.	Proposed project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Wildomar.	On-Going	Building Department	
8.	Building Department comments and conditions are subject to plan check. Comments are based on information provided.	On-Going	Building Department	
9.	A Fence and wall plan required will be required prior to the issuance of any building permits for construction of any fences/walls.	On-Going	Building Department	

ATTACHMENT B - EXHIBIT 1 CHIQUITO BATTERY ENERGY STORAGE FACILITY -- CONDITIONS OF APPROVAL			
Project No.: CUP/Plot Plan No. 22-0026			
Applicant: Chiquito Grid, LLC (James Damon) **APN: 380-150-019 & 380-150-020**			
Planning Commission Approval Date: **January 24, 2024**	**CUP/Plot Plan No. 22-0026 Expiration Date:** **January 24, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**

RIVERSIDE COUNTY FIRE DEPARTMENT CONDITIONS				
1.	**Fire Protection Water Supplies/Fire Flow** - Minimum fire flow for the construction of all buildings and/or facilities is required per CFC Appendix B or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3	On-Going	Fire Department	
2.	**Fire Protection Water Supplies/Hydrants -** The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building and/or facility along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building and/or facility it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3	On-Going	Fire Department	
3.	**Fire Department Access -** Fire apparatus access roads shall be provided for this project, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with	On-Going	Fire Department	

	an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002			
4.	**Dimensions -** Fire apparatus access road shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. If a center median is present, the required unobstructed width of not less than 24 feet shall be provided on one or both sides of the median. If provided on one side of the median, then the opposite side shall have an unobstructed width of not less than 14 feet. At development entrances where there is a Guard Booth separating an entry and an exit access, each access lane may be a minimum of 14 feet wide for the length of the Guard Booth as approved by the OFM.	On-Going	Fire Department	
5.	**Fire Department Access Turn Around -** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside	On-Going	Fire Department	

	turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002			
6.	**Secondary Access –** Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Technical Policy #TP22-002	On-Going	Fire Department	
7.	**Security Gates -** Security gates obstructing a required fire apparatus access road shall be a minimum of one foot wider than the fire apparatus access road on each side and a minimum of 14 feet wide. Gates serving fire apparatus access roads 24 feet or wider are not required to open more than 24 feet unless required to clear turning apparatus. Manual gates shall not be locked unless a	On-Going	Fire Department	

	Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate. If there is a potential for fire apparatus to approach the locked gate from both sides, the Knox Box shall be accessible from both sides or a Knox Box shall be installed on both sides of the gate. In lieu of a Knox Box a Knox Padlock accessible from the approach side and capable of unlocking the gate may be utilized. If there is potential for fire apparatus to approach the locked gate from both sides, the Knox Padlock shall be accessible from both sides.			
8.	**Gate Access -** All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1	On-Going	Fire Department	
9.	**Traffic Calming Devices -** Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1	On-Going	Fire Department	
10.	**Fire Department Building Construction Permit Review -** Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1	On-Going	Fire Department	

11.	**Fire Sprinkler System -** All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside	On-Going	Fire Department	
12.	**Fire Alarm and Detection System -** A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2	On-Going	Fire Department	
13.	**Permits –** Operational permits shall be obtained for stationary ESS installations and for mobile ESS deployment operations covered by Section 1207.10.3 of the California Fire Code. Permits shall be obtained in accordance with Section 105.5.14 of the California Fire Code.	On-Going	Fire Department	
14.	**Construction Documents –** The following information shall be provided with the permit application: a. Location and layout diagram of the room or area in which the ESS is to be installed. b. Details on the hourly fire-resistance ratings of assemblies enclosing the ESS. c. The quantities and types of ESS to be installed. d. Manufacturer's specifications, ratings, and listings of each ESS. e. Description of energy (battery) management systems and their operation. f. Location and content of required signage.	On-Going	Fire Department	

	g. Details on fire suppression, smoke or fire detection, thermal management, ventilation, exhaust and deflagration venting systems, if provided. h. Support arrangement associated with the installation, including any required seismic restraint. i. A commissioning plan complying with Section 1207.2.1 of the California Fire Code. j. A decommissioning plan complying with Section 1207.2.3 of the California Fire Code.			
15.	**Hazard Mitigation Analysis –** A failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis shall be provided in accordance with Section 104.8.2 of the California Fire Code. See Section 1207.1.4 (1-3) of the California Fire Code for specific conditions	On-Going	Fire Department	
16.	**Additional Protection Measures –** Construction, equipment and systems that are required for the ESS to comply with the hazardous mitigation analysis, including but not limited to those specifically described in Section 1207 of the California Fire Code, shall be installed, maintained, and tested in accordance with nationally recognized standards and specified design parameters.	On-Going	Fire Department	
17.	**Large-Scale Fire Test –** Large-scale fire testing shall be conducted on a representative ESS in accordance with UL 9540A.The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within the room, enclosed area or walk-in unit for a duration equal to the fire-	On-Going	Fire Department	

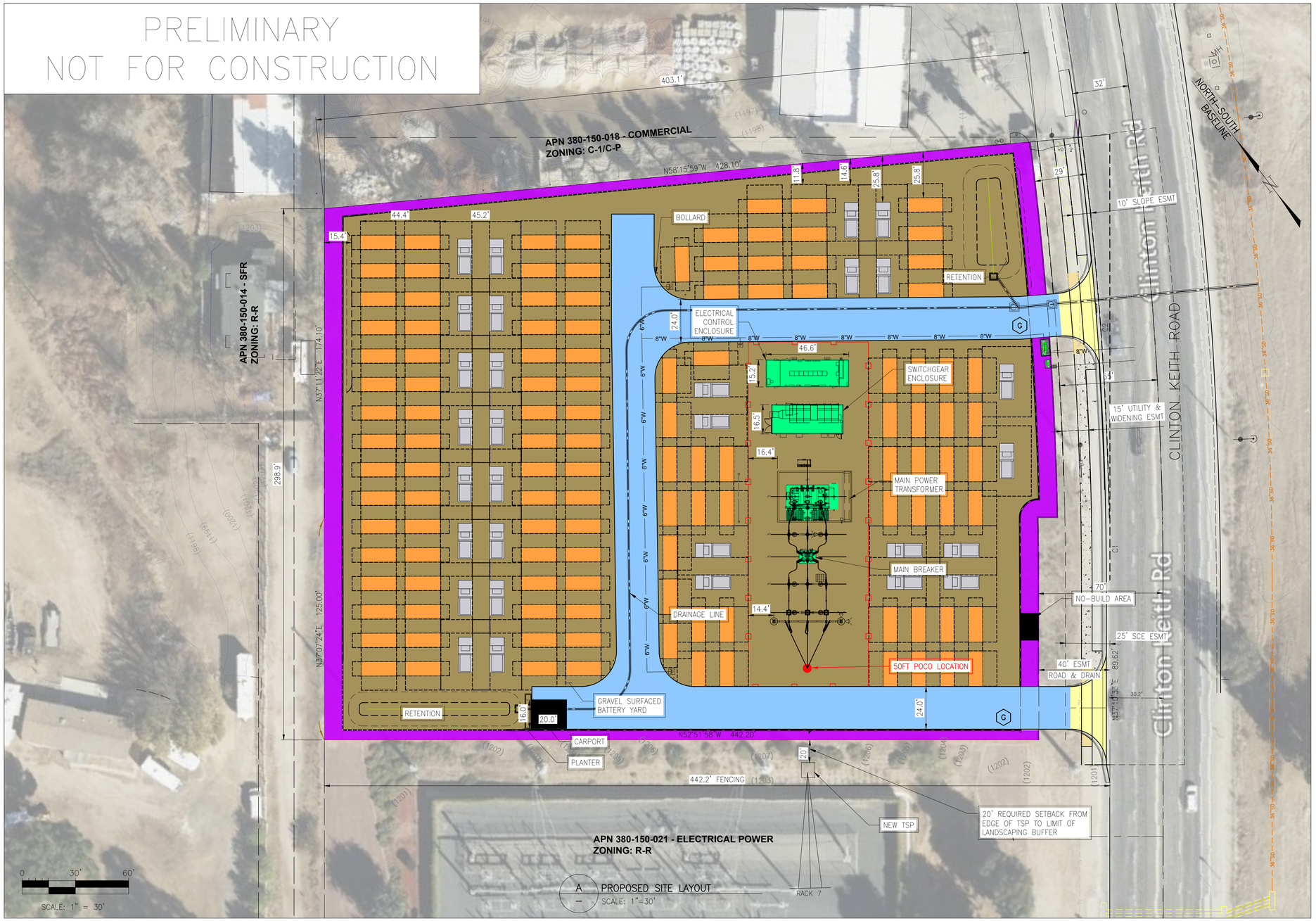
	resistance rating of the room separation specified in Section 1207.7.4 of the California Fire Code. The test report shall be provided to the fire code official for review and approval in accordance with Section 104.8.2 of the California Fire Code.			
18.	**Fire Remediation –** Where a fire or other event has damaged the ESS and ignition or re-ignition of the ESS is possible, the system owner, agent or lessee shall take action, at their expense, to mitigate the hazard or remove damaged equipment from the premises to a safe location	On-Going	Fire Department	
19.	**Commissioning Report –** A report describing the results of the system commissioning, including the results of the initial acceptance testing required in Section 1207.2.1.1, shall be provided to the fire code official prior to final inspection and approval and maintained at an approved on-site location.	On-Going	Fire Department	
20.	**Operation and Maintenance –** An operation and maintenance manual shall be provided to both the ESS owner or their authorized agent and the ESS operator before the ESS is put into operation and shall include all the required information per Section 1204.2.2 (1-6) of the California Fire Code.	On-Going	Fire Department	
21.	**Energy Storage System Listings –** ESS shall be listed in accordance with UL 9540. See the California Fire Code for specific exceptions.	On-Going	Fire Department	
22.	**Equipment Listing –** Chargers, inverters and energy storage management systems shall be covered as part of the UL 9540 listing or shall be listed separately.	On-Going	Fire Department	

23.	**Vehicle Impact Protection –** Where ESS are subject to impact by a motor vehicle, including forklifts, vehicle impact protection shall be provided in accordance with Section 312 of the California Fire Code.	On-Going	Fire Department	
24.	**Fire Detection –** An approved automatic smoke detection system or radiant energy-sensing fire detection system complying with Section 907.2 of the California Fire Code shall be installed in rooms, indoor areas and walk-in units containing electrochemical ESS. Alarm signals from detection systems shall be transmitted to a central station, proprietary or remote station service in accordance with NFPA 72, or where approved to a constantly attended location.	On-Going	Fire Department	
25.	**Fire Suppression System –** Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with Section 1207.5.5 (1-3) of the California Fire Code.	On-Going	Fire Department	
26.	**Vegetation Control –** Areas within 10 feet on each side of outdoor ESS shall be cleared of combustible vegetation and other combustible growth.	On-Going	Fire Department	
27.	**Clearance to Exposures –** ESS located outdoors shall be separated by a minimum of 10 feet from the following: a. Lot lines. b. Public ways. c. Buildings.	On-Going	Fire Department	

	d. Stored combustible materials. e. Hazardous materials. f. High-piled stock. g. Other exposure hazards.			
28.	**Adverse Impacts –** The proposed project could have a cumulative adverse impact on the City of Wildomar Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population. The project proponents/developers will be expected to provide proportional mitigations to these impacts via capital improvements and/or impact fees. Upon additional impact analysis, the applicants/developers may be required to enter into an agreement with the City of Wildomar to offset costs and impacts.	On-Going	Fire Department	

End

PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT AREA 2.83 ACRES

LEGEND

20' (TYP)

CATL ENERC BATTERY (4073kWh)
(QTY:120)

WORKING CLEARANCES

SC4000UD-MV-US INVERTER (3.45MW)
(QTY: 30)

- SECURITY FENCE
- PROPOSED ROAD EDGES
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED ELECTRICAL CONNECTION
- ROAD CENTERLINE
- 26'-4" SLIDING ACCESS GATE (QTY:1)
- SECURITY WALL

ALL WEATHER FIRE ACCESS
GRAVEL BATTERY YARD
CONCRETE DRIVEWAY
VEGETATION YARD

1. METAL-CLAD SWITCHGEAR IS ASSUMED TO HAVE THE FOLLOWING: 10 FEEDER BREAKERS WITH 2-20MW FEEDERS FOR EACH BREAKER. TWO CUBICLES FOR STATION SERVICE. TWO CUBICLES FOR VOLTAGE TRANSFORMERS.
2. BATTERY SYSTEM SIZED UNDER FOLLOWING ASSUMPTIONS: NO AUGMENTATION; 80 MW IS INITIAL SIZE ONLY.
3. LAYOUT ASSUMES THAT THE EQUIPMENT AS SHOWN WILL BE PART OF THE FINAL DESIGN AND THAT THE TRANSMISSION LINE ENTRANCE INTO THE SUBSTATION WILL BE AS SHOWN.

OWNER:
APN 380-150-019
AJAY SINHA
TMN HOLDINGS, LLC
2201 N LAKEWOOD BLVD, D-185
LONG BEACH, CA 90815
t: 714 231 1000

APN 380-150-020
STANLEY SHE
40640 BACCARAT RD
TEMECULA, CA 92591
t:619.704.6170

ASSESSOR'S PARCEL NO:
380-150-019 & -020
CITY OF WILDOMAR
RIVERSIDE COUNTY, CA

ADDRESS:
NORTH OF CLINTON KEITH AVENUE
EAST OF GRAND AVENUE
CITY OF WILDOMAR
RIVERSIDE COUNTY, CA

ACREAGE:
APN 380-150-019
GROSS: 1.95 AC.
NET: 1.83 AC.

APN 380-150-020
GROSS: 1.27 AC.
NET: 1.15 AC.

TOTAL
GROSS: 3.22 AC.
NET: 2.98 AC.

APPLICANT / DEVELOPER:
HECATE GRID, LLC
621 W RANDOLPH STREET
CHICAGO, IL 30661

JAMES DAMON
t: 347.436.6808

REPRESENTATIVE:
STANTEC CONSULTING
290 CONEJO RIDGE AVE
THOUSAND OAKS, CA 91361

LINDSAY McDONOUGH
t: 805.341.7349

ZONING/LAND USE DATA:
EXISTING GENERAL PLAN: GENERAL COMMERCIAL
EXISTING ZONE: C-1/C-P
PROPOSED GENERAL PLAN: GENERAL COMMERCIAL
PROPOSED ZONE: C-1/C-P

LAND USE:
EXISTING: VACANT
PROPOSED: ENERGY SUBSTATION AND BESS

LOCAL UTILITIES
WATER/SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
GAS: SoCalGas
ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE)

EXHIBIT PREPARER
TONY ZAVANELLI
STANTEC CONSULTING
1340 TREAT BLVD #300
WALNUT CREEK, CA 94597
t: 925.980.0955

PROJECT NUMBER
PAR NO. 21-0108

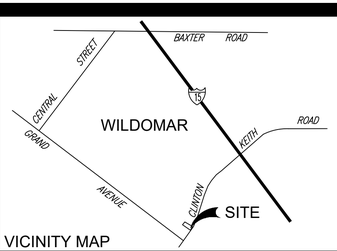
LEGAL DESCRIPTION:
SEE SHEET 2 of 2

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	1970.00'	01°01'19"	35.14'
C2	1970.00'	06°14'58"	214.87'

Revision	By	Appd.	YY.MM.DD

Issued		By	Appd.	YY.MM.DD
L	MANHOLE ADDITION	ODR	LAM	23.10.19
K	ROW SETBACK AND WATER SUPP	ODR	LAM	23.09.13
J	TSP AND RETENTION UPDATE	ODR	LAM	23.06.19
I	UPDATE UTILITY PROVIDERS	VAD	LAM	23.05.02
H	Revised POI and Substation Orientation	VAD	LAM	23.04.13
G	UPDATED BESS BLOCK	BEY		
F	XXXX	ODR	XXX	XXX
E	APPLIED SEAL	ODR	WAZ	22.06.23
D	UPDATED TITLE BLOCK	ODR	LAM	22.03.18
C	EXPANDED BOUNDARY TO INCLUDE APN 380-150-020	ODR	LAM	21.11.19
B	ISSUED FOR PAR APPLICAITON	ODR	LAM	21.07.08
A	PRE-FEASIBILITY ASSESSMENT	ODR	WAZ	21.06.18



VICINITY MAP

Consultants

REGISTERED PROFESSIONAL ENGINEER
WILLIAM K. ZABRIESKIE
No. 24645
EXP. 9.30.2023
MECHANICAL
STATE OF CALIFORNIA

Stantec

290 Conejo Ridge Avenue
Thousand Oaks, CA 91361
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Client/Project
HECATE GRID LLC

CHIQUITO
PROPOSED BESS AND SUBSTATION
City of Wildomar, California

File Name: Chiquito_e200-rev-K	VAD	ODR	VAD	21.07.08
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title
SITE PLAN - EAST OPTION

80 MW 4 HOUR POWIN

Project No.	Scale	
185805178	1"=30'	
Drawing No.	Sheet	Revision
E200	1 of 2	L

C:\Users\ynguntheh.OneDrive - Stantec\Documents\BESS Local Workspace\Chiquito\Chiquito_e200-rev-K_Standard\Chiquito_e200-rev-K.dwg
2023/10/19 4:27 PM By: Roundtree, Ori

ORIGINAL SHEET - ANSI D

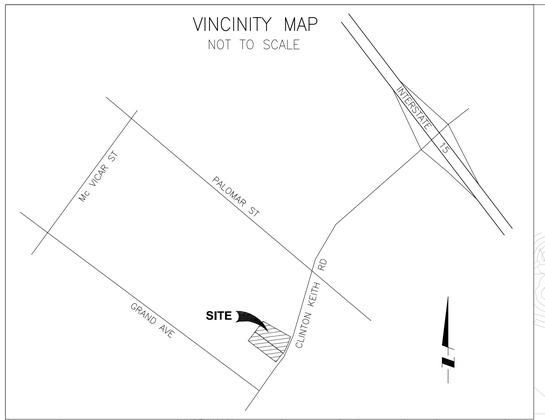
IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CHIQUITO BATTERY STORAGE FACILITY

CONCEPTUAL GRADING/ DRAINAGE PLAN

PROJECT NO. 22-0026-0138

VINCINITY MAP
NOT TO SCALE

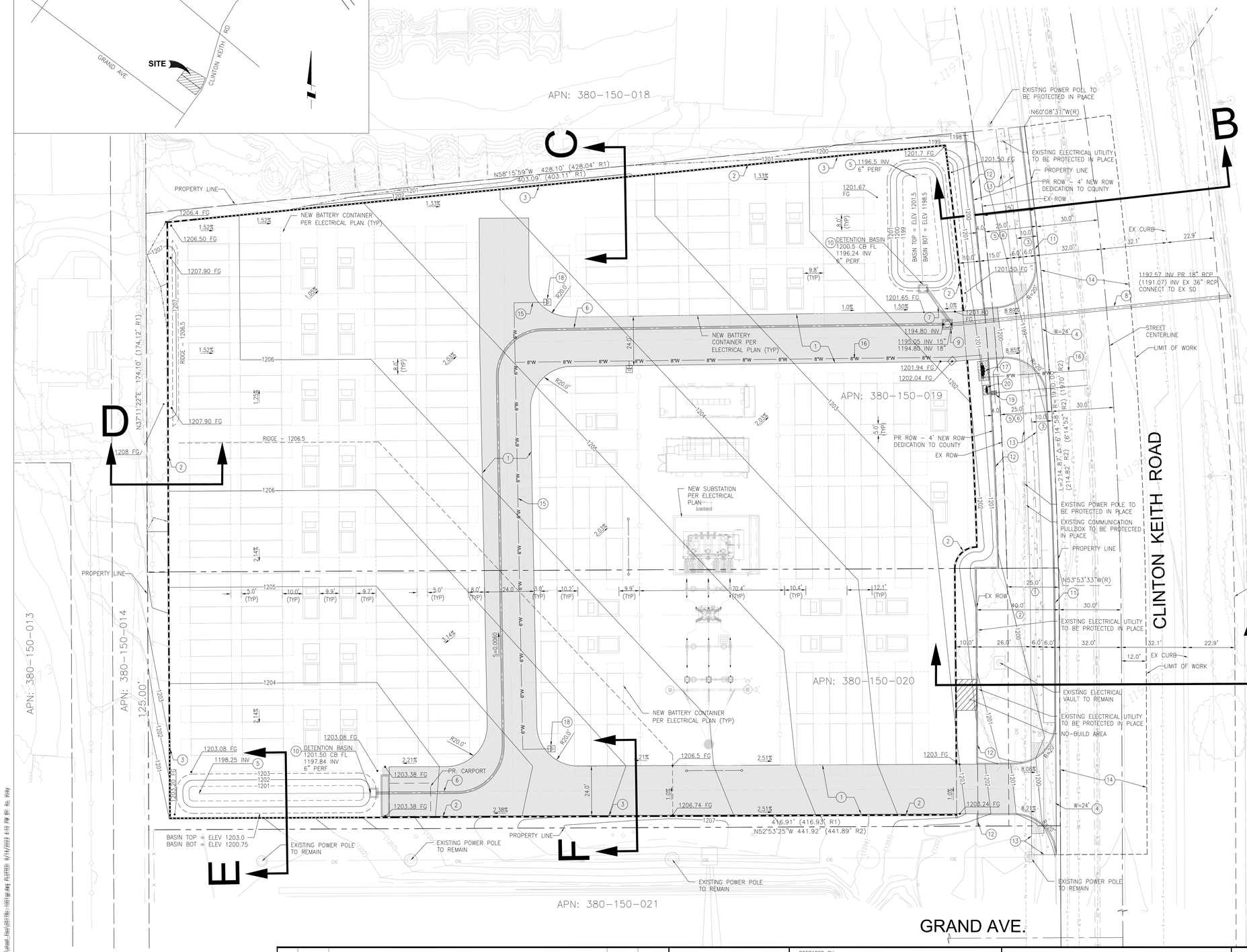


LEGEND:

- PROPERTY LINE
- EASEMENT
- 1205 PROPOSED CONTOUR
- EXISTING CONTOUR
- NEW BLOCK WALL
- NEW RETAINING BLOCK WALL
- NEW FENCE
- NEW ACCESS ROAD
- DAYLIGHT LINE

EARTHWORK ESTIMATES:

ESTIMATED TOTAL CUT: 5,590 CU YD
ESTIMATED TOTAL FILL: 1,545 CU YD
ESTIMATED TOTAL EXPORT: 4,045 CU YD



CONSTRUCTION NOTES

		QUANTITIES
1	CONSTRUCT 24' WIDE ALL-WEATHER FIRE ACCESS ROAD	19,600 SF
2	CONSTRUCT 7-FT HIGH BLOCK WALL.	520 LF
3	CONSTRUCT 7-FT HIGH RETAINING BLOCK WALL, 4'-0" MAX RETAINING HEIGHT.	830 LF
4	CONSTRUCT 24' WIDE DRIVEWAY PER RIVERSIDE COUNTY COMMERCIAL DRIVEWAY STD. 207A	2 EA
5	INSTALL 6" PERFORATED PVC UNDERDRAIN PIPE.	140 LF
6	INSTALL 12" PVC.	490 LF
7	INSTALL 15" RCP.	25 LF
8	INSTALL 18" RCP.	140 LF
9	CONSTRUCT JUNCTION STRUCTURE.	1 EA
10	CONSTRUCT CURB INLET, W=3.5'.	2 EA
11	CONSTRUCT 6" CURB AND GUTTER.	350 LF
12	CONSTRUCT 6" CURB.	300 LF
13	CONSTRUCT SIDEWALK (WIDTH PER PLAN).	1,750 SF
14	CONSTRUCTION ASPHALT CONCRETE PAVEMENT (SECTION PER GEOTECH RECOMMENDATIONS).	15,000 SF
15	INSTALL 6" FIRE WATER LATERAL.	250 LF
16	INSTALL 8" FIRE WATER LATERAL.	290 LF
17	INSTALL FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY.	1 EA
18	INSTALL FIRE HYDRANT.	2 EA
19	INSTALL 2" IRRIGATION METER AND LATERAL.	1 EA
20	INSTALL IRRIGATION BACKFLOW PREVENTER.	1 EA

LAND USE & ZONING INFORMATION

PROJECT SITE IS IN C-1/C-P (GENERAL COMMERCIAL) ZONE.

EASEMENTS

① AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS RECORDED APRIL 12, 1991 AS INSTRUMENT NO. 120469 OF OFFICIAL RECORDS.

② AN EASEMENT TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES RECORDED JUNE 22, 1998 AS INSTRUMENT NO. 253765 OF OFFICIAL RECORDS.

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: SLOPES
RECORDING DATE: JANUARY 22, 1970
RECORDING NO.: 6711, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 23, 1992
RECORDING NO.: 358320, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: WIDENING CLINTON KEITH ROAD AND BRIDGE AT MURRIETA CREEK
RECORDING DATE: DECEMBER 9, 1998
RECORDING NO.: 535071, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: VSYI DATE: 9/14/23
DESIGNED BY: VSYI DATE: 9/14/23
CHECKED BY: DW DATE: 9/14/23

PREPARED BY:
Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com
REGISTERED PROFESSIONAL ENGINEER DALE ALLEN WATSON No. 59808 Exp.12/31/24 CIVIL STATE OF CALIFORNIA
DALE A. WATSON R.C.E. 59808 (EXP.12/31/24)

BUILDER/OWNER/DEVELOPER:
CHIQUITO GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661
CONTACT PERSON:
JAMES DAMON
JDamon@HecateEnergy.com

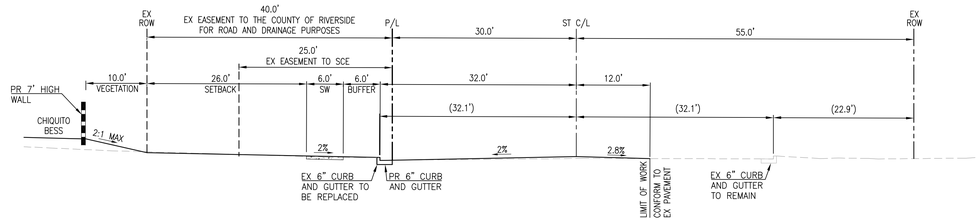
CHIQUITO PROPOSED BESS AND SUBSTATION
WILDOMAR, CA

C-1 PRELIMINARY GRADING AND DRAINAGE PLAN

PLAN CHECK NO.
PROJECT NO. 22-0026-0138
SHEET 1 OF 2

JOB NO. 185805178

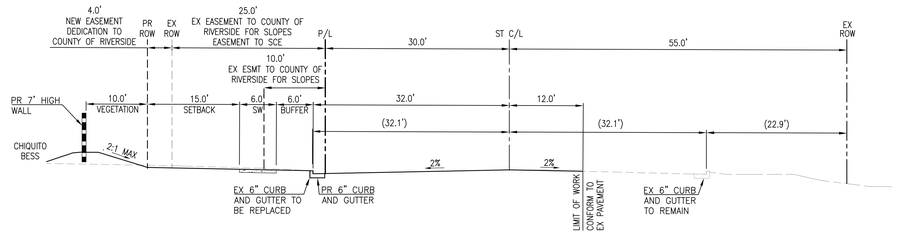
DRAWING: C:\Users\vsyi\Stantec\185805178\Engineering\Grading\185805178-1000.dwg PLOTTED: 9/14/2023 4:11 PM BY: Vsyi



CLINTON KEITH ROAD SECTION

A

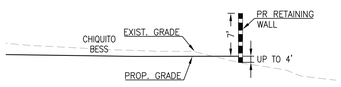
HORIZ: 1"=10'
VERT: 1"=10'



CLINTON KEITH ROAD SECTION

B

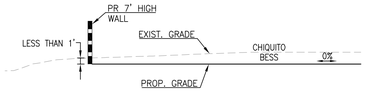
HORIZ: 1"=10'
VERT: 1"=10'



CHIQUITO BESS SECTION

C

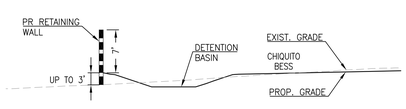
HORIZ: 1"=10'
VERT: 1"=10'



CHIQUITO BESS SECTION

D

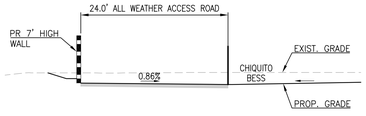
HORIZ: 1"=10'
VERT: 1"=10'



CHIQUITO BESS SECTION

E

HORIZ: 1"=10'
VERT: 1"=10'



CHIQUITO BESS SECTION

F

HORIZ: 1"=10'
VERT: 1"=10'

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: VSYI DATE: 9/14/23
DESIGNED BY: VSYI DATE: 9/14/23
CHECKED BY: DW DATE: 9/14/23

PREPARED BY:

Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com

DALE A. WATSON R.C.E. 59808 (EXP.12/31/24)

BUILDER/OWNER/DEVELOPER:

CHIQUITO GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661

CONTACT PERSON:
JAMES DAMON
JDamon@HecateEnergy.com

CHIQUITO PROPOSED BESS AND SUBSTATION

WILDOMAR, CA

C-2 CROSS SECTIONS

PLAN CHECK NO.

PROJECT NO. 22-0026-0138

SHEET 2 OF 2

JOB NO. 185805178

DRAWING: A:\PW\Active\185805178\drawing\sheet_files\185178-100Sheet.dwg PLOTTED: 9/14/2023 11:38 PM BY: Ho, Vicky

SITE / POWER LEGEND

SEE SHEET L-3 FOR EQUIPMENT PHOTOS AND DIMENSIONS

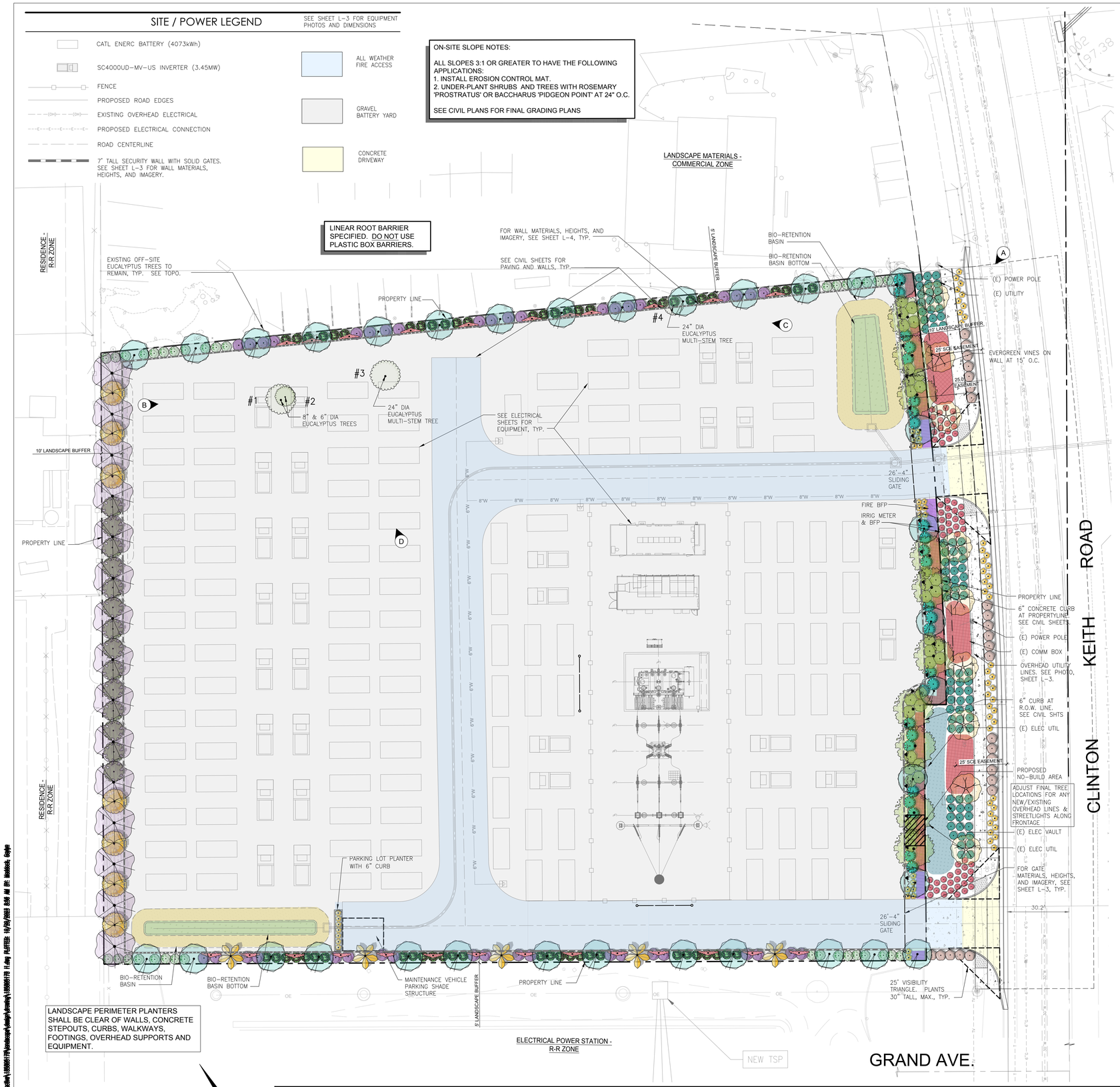
- CATL ENERC BATTERY (4073kWh)
- SC4000UD-MV-US INVERTER (3.45MW)
- FENCE
- PROPOSED ROAD EDGES
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED ELECTRICAL CONNECTION
- ROAD CENTERLINE
- 7' TALL SECURITY WALL WITH SOLID GATES. SEE SHEET L-3 FOR WALL MATERIALS, HEIGHTS, AND IMAGERY.
- ALL WEATHER FIRE ACCESS
- GRAVEL BATTERY YARD
- CONCRETE DRIVEWAY

ON-SITE SLOPE NOTES:

ALL SLOPES 3:1 OR GREATER TO HAVE THE FOLLOWING APPLICATIONS:
1. INSTALL EROSION CONTROL MAT.
2. UNDER-PLANT SHRUBS AND TREES WITH ROSEMARY 'PROSTRATUS' OR BACCHARUS 'PIDGEON POINT' AT 24" O.C.

SEE CIVIL PLANS FOR FINAL GRADING PLANS

LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.



LANDSCAPE PERIMETER PLANTERS SHALL BE CLEAR OF WALLS, CONCRETE STEPOUTS, CURBS, WALKWAYS, FOOTINGS, OVERHEAD SUPPORTS AND EQUIPMENT.

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

CITY OF WILDOMAR NOTES

1. OWNER WILL BE RESPONSIBLE FOR IMPROVEMENTS AND MAINTENANCE ON-SITE. R.O.W. IMPROVEMENTS TO BE MAINTAINED BY THE CITY VIA CFD2022-1.
2. ALL UTILITIES AND LIGHT STANDARDS SHALL BE COORDINATED WITH OWNER'S ENGINEERING TEAM TO AVOID CONFLICTS WITH REQUIRED TREE LOCATIONS AND UTILITY SCREENING.

PRELIMINARY LANDSCAPE SHEET INDEX

L-1 PRELIMINARY LANDSCAPE PLAN
L-2 LANDSCAPE NOTES AND CALCULATIONS
L-3 PHOTOS
L-4 MATERIALS BOARD

PLANT SCHEDULE - ONSITE BESS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	35	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	15 GAL	15'X5'	LOW	
	33	LAURUS X 'SARATOGA', STD (EVERGREEN)	SARATOGA HYBRID LAUREL	15 GAL	20'X20'	LOW	
	10	PARKINSONIA X 'DESERT MUSEUM', STD.	DESERT MUSEUM PALO VERDE	15 GAL	20'X20'	LOW	
	15	RHUS LANCEA, STD (EVERGREEN)	AFRICAN SUMAC	15 GAL	25'X20'	LOW	
EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
	1	EUCALYPTUS	SEE MITIGATION TABLE, SHEET L-2	EXISTING			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	34	FRANGULA CALIFORNICA 'EVE CASE' (EVERGREEN SCREENING SHRUB)	EVE CASE COFFEEBERRY	5 GAL	4'X6'	LOW	
	5	FREMONTODENDRON X 'CALIFORNIA GLORY' OR 'SAN GABRIEL' (EVERGREEN)	PACIFIC SUNSET FLANNEL BUSH	15 GAL	12'X12'	LOW	
	56	GREVILLEA X 'NOELLII'	NOEL GREVILLEA	5 GAL	4'X5'	LOW	
	14	GREVILLEA X 'RED HOOKS' (EVERGREEN SCREENING SHRUB)	RED HOOKS GREVILLEA	5 GAL	10'X10'	LOW	
	26	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' (EVERGREEN SCREENING SHRUB)	GREEN CLOUD TEXAS RANGER	5 GAL	6'X6'	LOW	
	7	PRUNUS ILICIFOLIA 'LYONII'	HOLLYLEAF CHERRY	5 GAL	12'X12'	LOW	
	40	RHUS INTEGRIFOLIA (EVERGREEN)	LEMONADE BERRY	15 GAL	6'X6'	LOW	
	27	SALVIA GREGGII (EVERGREEN/DECIDUOUS FLOWERING ACCENT)	AUTUMN SAGE	5 GAL	3'X3'	LOW	
VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	19	FICUS PUMILA, STAKED	CREEPING FIG	5 GAL	3'X5'	MOD	
	25	MACFADYENA UNGUIS-CATI, STAKED (MOSTLY EVERGREEN)	CAT'S CLAW CREEPER	5 GAL	6'X13'	LOW	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	SPACING
	856 SF	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	2'X6'	LOW	36" o.c.
	1,344 SF	BIO-RETENTION BASIN - BOTTOM 60% JUNCUS PATENS, 20% SISYRINCHIUM CALIFORNICUM & 20% IRIS DOUGLASIANA, IN GROUPINGS OF 15 SF		1 GAL	2'X2'	LOW	24" o.c.
	2,258 SF	BIO-RETENTION BASIN - SIDES 25% CAREX TUMULICOLA, 25% BOUTELOUA 'BLOND AMBITION', 25% MIMULUS ARANTIACUS, 25% DESCHAMPSIA CAESPITOSA, GROUPINGS OF 25 SF		1 GAL	-	LOW	24" o.c.
	213 SF	LANTANA MONTEDIVENSIS (EVERGREEN)	TRAILING LANTANA	1 GAL	1'X6'	LOW	36" o.c.

NET LOT: 2.98 ACRES
LANDSCAPE AREA: 13,512 SF

PARKING LOT: 180 SF
PARKING LOT TREES: 0
(CARPORT SHADING OF 320 SF PROVIDED IN LIEU OF TREES)

ALL NEW PLANTS NOT DESIGNATED AS 'MODERATE WATER USE' ARE IN THE 'LOW WATER USE' HYDROZONE.

FICUS PUMILA IS IN THE 'MODERATE WATER USE' ZONE.

PLANT SCHEDULE R.O.W.

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	9	COTINUS COGGYGRIA	SMOKE TREE	15 GAL	15'X15'	LOW	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	
	24	ARCTOSTAPHYLOS X 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	5 GAL	3'X6'	LOW	
	82	BACCHARIS X 'CENTENNIAL'	CENTENNIAL COYOTE BRUSH	5 GAL	3'X4'	LOW	
	62	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	2.5'x3'	LOW	
	44	SALVIA GREGGII (EVERGREEN/DECIDUOUS FLOWERING ACCENT)	AUTUMN SAGE	5 GAL	3'X3'	LOW	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE	SPACING
	1,486 SF	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	2'X6'	LOW	36" o.c.
	814 SF	MYOPORUM PARVIFOLIUM 'PROSTRATUM' (EVERGREEN)	PROSTRATE TRAILING MYOPORUM	1 GAL	1'X6'	LOW	36" o.c.

R.O.W. LANDSCAPE AREA: 6,125 SF

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: GAM DATE: 10/20/23
DESIGNED BY: GAM DATE: 10/20/23
CHECKED BY: MFR DATE: 3/1/22

PREPARED BY:
Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com

REGISTERED LANDSCAPE ARCHITECT MARK RUTH #2498 SIGNATURE 6/30/23 RENEWAL 08/31/2025 STATE OF CALIFORNIA

BUILDER:
HECATE GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661

CHIQUITO PROPOSED BESS AND SUBSTATION
WILDOMAR, CA

PRELIMINARY LANDSCAPE PLAN

PLAN CHECK NO.
PERMIT NO.
SHEET L-1 OF 4

JOB NO. 185805178

DRAWING: \\us2502-prfprd1\projects\active\185805178\landscape\drawings\185805178 PLAN.dwg PLOTTED: 10/20/2023 8:59 AM BY: Michael Gaylo

CITY REQUIREMENTS
C-1/C-P GENERAL COMMERCIAL ZONE

- ☑ 7' TALL DECORATIVE WALL AROUND PERIMETER
- ☑ 6' TALL CURB AT R.O.W. LINE
- ☑ PLANT REQUIREMENTS: TREES - 15 GAL MIN, SHRUBS - 5 GALLON MIN. TREES SPECIES SHOULD BE LIMITED TO A DENSE STYLE THAT DOES NOT EXCEED 15-20 FEET IN HEIGHT. TREES SPACED 30' O.C. OR LESS.
- ☑ WATER BUDGET PER RIVERSIDE COUNTY GUIDE TO TREES, SHRUBS AND GROUNDCOVERS OR COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY PLANT LIST
- ☑ (1) PARKING SPACE = SHADE PERCENT REQUIRED: 50% 170% ACHIEVED WITH 16' X 20' VEHICLE SHADE STRUCTURE
- ☑ MIN. 5' WIDE LANDSCAPE ON EXTERIOR OF ALL PERIMETER WALLS AND FENCES.
- ☑ N.E. AND S.W. LANDSCAPE BUFFERS TO BE MIN 10' - PER CITY OF WILDOMAR.
- ☑ SITE IS NOT WITHIN A 'HIGH FIRE SEVERITY' ZONE
- ☑ A MINIMUM OF 10 PERCENT OF THE TOTAL PARKING AREA SHALL BE LANDSCAPED. 320 SF PARKING X 0.10 = 32 SF LANDSCAPE REQUIRED. 58 SF (18%) LANDSCAPE PROVIDED

GENERAL NOTES

1. A LANDSCAPE CONSTRUCTION DOCUMENT PACKAGED SHALL BE SUBMITTED TO THE CITY. ALL LANDSCAPE SHALL BE IN COMPLIANCE WITH CITY'S LANDSCAPE STANDARDS AND GUIDELINES DOCUMENT AND ALL APPLICABLE CODE REQUIREMENTS.
2. ALL PLANTING AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4", THEN COVERED WITH RECYCLED PAPER AS A BIODEGRADABLE WEED SUPPRESSANT AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS SHREDDED WOOD BARK MULCH.
3. REFER TO ELECTRICAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
4. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :

BETWEEN STREET TREES	= 30 FT.
STREET LIGHTS, POWER POLES, DRIVEWAY CUTS	= 10 FT.
PROPERTYLINE, FIRE HYDRANT, WATERLINE, SEWERLINE, WATER METER, BACKFLOW, SEWER CLEANOUT, UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, GAS METER, AND MAINS	= 5 FT.

5. MATURE TREE HEIGHT SHALL BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES.
6. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
7. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
8. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
9. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
10. LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
11. NO PLANTS SELECTED REQUIRE SHEARING
12. OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
13. CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY REQUIREMENTS.
14. EROSION CONTROL MATTING TO BE USED ON ALL SLOPES 3:1 AND GREATER. ALL SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL GROUNDCOVER AS OUTLINED IN CITY'S LANDSCAPE STANDARDS AND GUIDELINES DOCUMENT.
15. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 6' OF HARDSCAPE. ROOT BARRIERS SHALL BE A MINIMUM OF 24" DEPTH AND 16' LENGTH. USE UB-2 24" DEEP LINEAR PANELS FROM DEEPROOT. CONTACT: (415) 781-9700 OR DEEPROOT.COM

FIRE DEPT REQUIREMENTS

- ☑ AREAS WITHIN 10 FEET ON EACH SIDE OF OUTDOOR ESS SHALL BE CLARED OF COMBUSTIBLE VEGETATION AND OTHER COMBUSTIBLE GROWTH

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP AND BUBBLERS SHALL BE INSTALLED IN ALL PLANTERS.

PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED AT POC.

ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY AND STATE WATER EFFICIENT LANDSCAPE ORDINANCE.

EXISTING TREE REMOVALS, MITIGATION RATIOS & REPLACEMENTS

#	BOTANICAL	COMMON	DIA	CANOPY	NOTES	PROTECTED	MITIGATION	REPLACEMENT
1	EUCALYPTUS	EUCALYPTUS	8"	15'		N	1:1	(1) LAURUS 15G
2	EUCALYPTUS	EUCALYPTUS	6"	10'		N	1:1	(1) LAURUS 15G
3	EUCALYPTUS	EUCALYPTUS	24"	15'	MULTI-STEM	Y	1:1	(1) LAURUS 15G
4	EUCALYPTUS	EUCALYPTUS	24"	10'	MULTI-STEM	Y	1:1	(1) LAURUS 15G

NOTE: TRUNK DIAMETERS SHOWN ARE AS SHOWN ON RECENT SURVEY. (E) TREE IDENTIFICATION WAS MADE WITH SURVEYOR'S PHOTOGRAPHS OF THE TREES, NOT FIELD IDENTIFICATION. CANOPY SIZE HAS BEEN ESTIMATED VIA AERIAL PHOTOS.

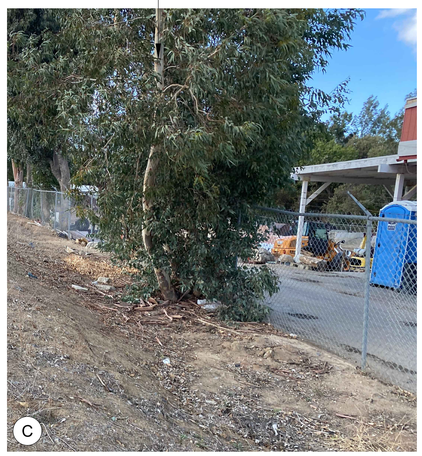


EXISTING EUCALYPTUS #3

EXISTING EUCALYPTUS #1 & #2

B

EXISTING EUCALYPTUS #4



C

EXISTING EUCALYPTUS #1 & #2

EXISTING EUCALYPTUS #3



D

MAXIMUM APPLIED WATER ALLOWANCE — **PROJECT #:** Wildomar On-site

MAWA = (ETo) x (0.62) x [(0.45 x LA)+(0.55 x SLA)]

ETo**	55.00	ETo (inches/year)
Enter total project Landscaped Area	13,512.00	LA (square feet)
Enter Special Landscaped Area	0.00	SLA (square feet)
RESULTS:		
	207,342	MAWA (gallons/year)
	277.19	MAWA (100 CF/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water

MAWA Maximum applied water allowance (gallons per year)
Eto Reference Evapotranspiration (inches per year)
0.45 ET Adjustment Factor (ETAF) per AB1881
LA Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not
0.62 Conversion Factor (to gallons per square foot)
SLA Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled
0.55 The additional ET Adjustment Factor for SLA (1.0 - 0.45 = 0.55)

ESTIMATED TOTAL WATER USE — **PROJECT:** Wildomar On-site

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency	Value =
Bubblers	0.81
Laser Tube (Drip)	0.81
Rotary / Rotor	0.75
Spray	0.75

Plant Water Use Type	Plant Factor		
Low	0.10	0.20	0.30
Moderate	0.40	0.50	0.60
High	0.70	0.80	0.90
SLA	1.00		

MAWA= 207,341.64 Maximum Allowable Water Use
ETWU = 170,652 Estimated total water use per year
ETo = 55.00 Reference Evapotranspiration (inches per year)
PF = See Table at Left Plant Factor from WUCOLS* or equivalent reference
HA = See Table Below Hydrozone Area (square feet)
SLA = 0 Special Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = See Table at Left Irrigation Efficiency (minimum 0.75)

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	ETWU 100 CF/ Year	ETWU Gallons / Year
1	Low	0.30	Bubblers	2,325	698	39.26	29,364
2	Low	0.30	Drip	11,187	3,356	188.89	141,288
3	Low		Rotary / Rotor	0	0	0.00	0
4	low		Spray	0	0	0.00	0
5	low		Bubblers	0	0	0.00	0
6	low		Laser Tube (Drip)	0	0	0.00	0
7	low		Rotary / Rotor	0	0	0.00	0
8	low		Spray	0	0	0.00	0
	SLA	1			0		
		Sum		13,512	4,054	228.14	170,652

RESULTS						ETWU =	(ETo) x (0.62) x [(PF x HA)/IE + SLA]	100 CF/Year	Gal./year
MAWA =			207,342			ETWU =		228	170,652

ETWU must be less than or equal to MAWA — **ETWU complies with MAWA**

MAXIMUM APPLIED WATER ALLOWANCE — **PROJECT #:** Wildomar R.O.W.

MAWA = (ETo) x (0.62) x [(0.45 x LA)+(0.55 x SLA)]

ETo**	55.00	ETo (inches/year)
Enter total project Landscaped Area	6,125.00	LA (square feet)
Enter Special Landscaped Area	0.00	SLA (square feet)
RESULTS:		
	93,988	MAWA (gallons/year)
	125.65	MAWA (100 CF/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water

MAWA Maximum applied water allowance (gallons per year)
Eto Reference Evapotranspiration (inches per year)
0.45 ET Adjustment Factor (ETAF) per AB1881
LA Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not
0.62 Conversion Factor (to gallons per square foot)
SLA Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled
0.55 The additional ET Adjustment Factor for SLA (1.0 - 0.45 = 0.55)

ESTIMATED TOTAL WATER USE — **PROJECT:** Wildomar R.O.W.

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency	Value =
Bubblers	0.81
Laser Tube (Drip)	0.81
Rotary / Rotor	0.75
Spray	0.75

Plant Water Use Type	Plant Factor		
Low	0.10	0.20	0.30
Moderate	0.40	0.50	0.60
High	0.70	0.80	0.90
SLA	1.00		

MAWA= 93,988.13 Maximum Allowable Water Use
ETWU = 77,356 Estimated total water use per year
ETo = 55.00 Reference Evapotranspiration (inches per year)
PF = See Table at Left Plant Factor from WUCOLS* or equivalent reference
HA = See Table Below Hydrozone Area (square feet)
SLA = 0 Special Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = See Table at Left Irrigation Efficiency (minimum 0.75)

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	ETWU 100 CF/ Year	ETWU Gallons / Year
1	Low	0.30	Bubblers	225	68	3.80	2,842
2	Low	0.30	Drip	5,900	1,770	99.62	74,515
3	Low		Rotary / Rotor	0	0	0.00	0
4	low		Spray	0	0	0.00	0
5	low		Bubblers	0	0	0.00	0
6	low		Laser Tube (Drip)	0	0	0.00	0
7	low		Rotary / Rotor	0	0	0.00	0
8	low		Spray	0	0	0.00	0
	SLA	1			0		
		Sum		6,125	1,838	103.42	77,356

RESULTS						ETWU =	(ETo) x (0.62) x [(PF x HA)/IE + SLA]	100 CF/Year	Gal./year
MAWA =			93,988			ETWU =		103	77,356

ETWU must be less than or equal to MAWA — **ETWU complies with MAWA**

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: GAM — DATE: 10/20/23
DESIGNED BY: GAM — DATE: 10/20/23
CHECKED BY: MFR — DATE: 3/1/22

PREPARED BY:

Stantec
9665 GRANITE RIDGE DRIVE, SUITE 220
SAN DIEGO, CA 92123
stantec.com

REGISTERED LANDSCAPE ARCHITECT — MONIKA RUTH — #2524 — STATE OF CALIFORNIA — SIGNATURE — 6/30/25 — RENEWAL DATE — DATE

BUILDER:

HECATE GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661

CHIQUITO PROPOSED BESS AND SUBSTATION

WILDOMAR, CA

LANDSCAPE NOTES AND CALCULATIONS

PLAN CHECK NO.

PERMIT NO.

SHEET L-2 OF 4

JOB NO. 185805178

DRAWING: \\us0352-vpfsx01\workgroup\185805178\Landscape\185805178 Landscape Drawings\185805178 Landscape Drawings.dwg PLOTTED: 10/20/2023 8:50 AM BY: Monica. Ruth

PROPOSED ON-SITE PLANTS


RHUS


LAURUS 'SARATOGA'


JUNIPERUS


PARKINSONIA


FRANGULA CALIFORNICA


MACFADENYA


GREVILLEA


LEUCOPHYLLUM


FICUS


ARCTOSTAPHYLOS 'PACIFIC MIST'


PRUNUS


FREMONTEDENDRON


SALVIA


RHUS


LANTANA MONTEVIDENSIS

ON-SITE BIO-RETENTION PLANTINGS


CAREX


SYSRINCHIUM


IRIS


JUNCUS


BOUTELOUA


DESCHAMPSIA

PROPOSED R.O.W. PLANTS


ARCTOSTAPHYLOS 'JOHN DOURLEY'


MYOPORUM


MUHLENBERGIA


CHILOPSIS


CALLISTEMON


ARCTOSTAPHYLOS 'PACIFIC MIST'


COTINUS

EXISTING CONDITIONS PHOTOS



EXISTING SITE - VIEW FROM CLINTON KEITH ROAD

NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: GAM — DATE: 10/20/23
DESIGNED BY: GAM — DATE: 10/20/23
CHECKED BY: MFR — DATE: 3/1/22

PREPARED BY:

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REGISTERED LANDSCAPE ARCHITECT — KRISTINA RUTH #2264 — SIGNATURE — RENEWAL DATE — STATE OF CALIFORNIA

BUILDER:

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CHICAGO, IL 30661

CHIQUITO PROPOSED BESS AND SUBSTATION
WILDOMAR, CA

PHOTOS

PLAN CHECK NO.
PERMIT NO.

SHEET L-3 OF 4

JOB NO. 185605178

DRAWING: \\AMERICAS-sgfpw01\Workgroup\185605178\Workscope\Design\Drawing\185605178 11.dwg PLOTTED: 10/20/2023 8:58 AM BY: Kristina.Ruth

BATTERY UNIT

MATERIAL: METAL COLOR: GREY



INVERTER

MATERIAL: METAL COLOR: WHITE



TRANSFORMER ON PAD

MATERIAL: METAL COLOR: WHITE



7' TALL DECORATIVE WALL

MATERIAL: SPLITFACE CMU WITH PILASTERS COLOR: GREY AND TAN



PROJECT MV SWITCHGEAR

MATERIAL: METAL COLOR: WHITE



CONTAINER-MOUNTED LIGHT

MATERIAL: METAL COLOR: WHITE



WALL-MOUNTED LIGHT

MATERIAL: METAL COLOR: WHITE



SOLID GATE

REPRESENTATIVE PHOTO

MATERIAL: METAL COLOR: GREY



MAINTENANCE VEHICLE PARKING SHADE STRUCTURE

MATERIAL: METAL COLOR: WHITE



NO.	DATE	REVISIONS	APPR.	DATE

DRAWN BY: GAM DATE: 10/20/23

DESIGNED BY: GAM DATE: 10/20/23

CHECKED BY: MFR DATE: 3/1/22

PREPARED BY:

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9665 GRANITE RIDGE DRIVE, SUITE 220
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stantec.com

REGISTERED LANDSCAPE ARCHITECT — MARSHA RUTH PECOTH — SIGNATURE — RENEWAL DATE — DATE — STATE OF CALIFORNIA

BUILDER:

HECATE GRID, LLC.
621 W. RANDOLPH STREET
CHICAGO, IL 30661

CHIQUITO PROPOSED BESS AND SUBSTATION

WILDOMAR, CA

MATERIALS BOARD

PLAN CHECK NO.

PERMIT NO.

SHEET L-4 OF 4

JOB NO. 185605178

DRAWING: \\ca0185f2-pgfs01\workgroup\185605178\Landscape\Design\Drawing\185605178 11.dwg PLOTTED: 10/20/2023 8:58 AM BY: Maldacio, Gaylyn



HECATE CHIQUITO

AERIAL / PLAN VIEW



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 01 - ORIGINAL



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 01 - SIMULATION



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 02 - ORIGINAL



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 02 - SIMULATION



HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 03 - ORIGINAL



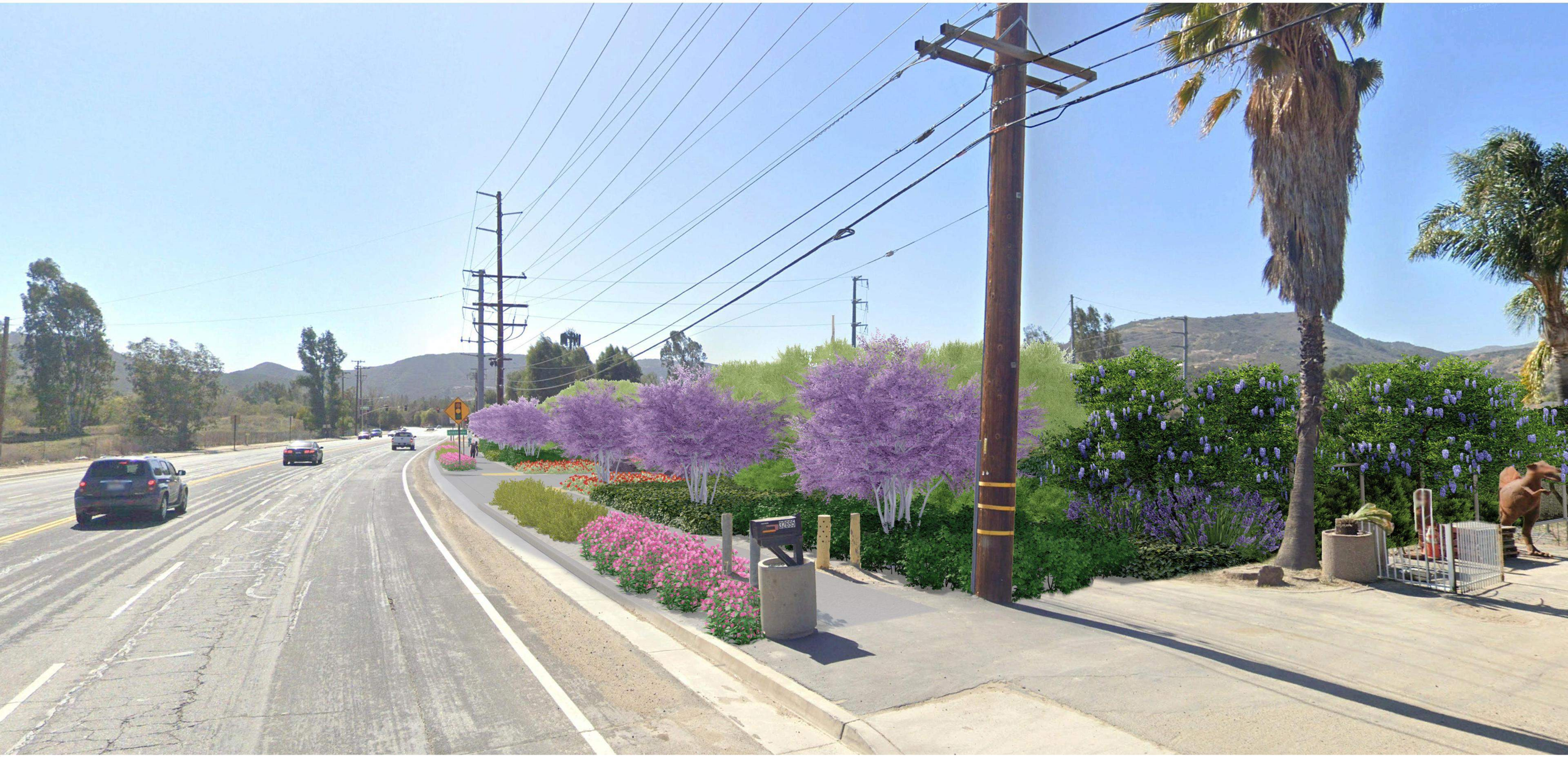
HECATE CHIQUITO

BIRDS-EYE PERSPECTIVE 03 - SIMULATION



HECATE CHIQUITO

STREET VIEW 01 - ORIGINAL



HECATE CHIQUITO

STREET VIEW 01 - SIMULATION



HECATE CHIQUITO

STREET VIEW 02 - ORIGINAL



HECATE CHIQUITO

STREET VIEW 02 - SIMULATION



HECATE CHIQUITO

STREET VIEW 03 - ORIGINAL

HECATE CHIQUITO

STREET VIEW 03 - SIMULATION

Figure 3 - Aerial Photograph



Source: Nearmap 2023.

Stantec Consulting Services Inc.
111 East Victoria Street, Santa Barbara CA 93101-2018

CHIQUITO BATTERY ENERGY STORAGE SYSTEM PROJECT DESCRIPTION

March 21, 2022

Chiquito Grid LLC, a wholly owned subsidiary of Hecate Grid LLC (Hecate), proposes to develop the Chiquito Battery Energy Storage System (BESS) Project located near the southwestern edge of the City of Wildomar (City) limits. The Project site is located entirely on two privately owned vacant, undeveloped parcels (380150019, 380150020) that total 2.83 acres. The Project includes the development of an 80-megawatt (MW) BESS system capable of meeting a 4-hour duration. The Project proposes to interconnect to the existing Southern California Edison (SCE) Tenaja Substation, located directly to the west.

Land Use and Zoning

The Project site is north of the intersection of Clinton Keith Road and Grand Avenue, and south of Interstate 15 (I-15). The Project site boundary runs along Clinton Keith Road to the southeast. The Project site is located within the southwestern portion of the City. Parcel 380150019 is located within land that is zoned as General Commercial (C-1/C-P) and is subject to standards as presented in Table 1 below (City of Wildomar 2018). Parcel 380150020 was recently rezoned when City Council voted to approve Ordinance 210, which will change its zoning designation to C-1/C-P, at a meeting on February 10, 2022.

Surrounding land uses and zoning are presented in Table 3 below (City of Wildomar 2018).

Table 1. C-1/C-P Zone Development Standards

Dimensional Standard	C-1/C-P Zone
Dimensional Standard	C-1/C-P Zone
Maximum Height Limit	50 feet (17.72.030C)
Building Setback	No building setback is required for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear, and side lot lines not less than two feet for each foot by which the height exceeds 35 feet (17.72.030B).
Minimum/Maximum Required Area	No minimum/maximum required area.
Fencing/Walls	N/A
Parking	N/A

Table 2. Surrounding Zoning and Land Uses

Direction/ Parcel	General Plan Land Use	Zoning	Description
North 380-150-014	Low Density Residential	R-R	Rural Residential Ranchette
East 380-150-018	Commercial Retail	C-1/C-P	Retail (Landscaping Materials)
South 380-160-003	Mixed Use Planning Area	Mixed Use C-1/C-P	Vacant
West 380-150-021	Public Facilities	R-R	Public Utility Substation

Project Components

The Project would likely consist of battery storage cabinet series. Each series would consist of bi-directional inverters, a transformer, and a battery enclosure(s) or an interconnected series of cabinets. The site layout included in this application provides the enclosure option; however, this may change as the project design progresses. Each container would be self-enclosed, housing batteries, fire detection and suppression systems, controls, and cooling units.

The Project will store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with Southern California Edison (SCE). Hecate will lease the land, then build and commission the Project. The Project will be owned and operated by Hecate.

Major equipment or Project components would include:

- battery modules assembled in racks inside enclosures monitored by a Battery Management System (BMS)
- bi-directional inverters
- battery chiller units
- fire detection/ suppression systems
- gas detection
- electrical switching equipment and auxiliary power panels
- computer and telecommunications equipment
- transformers
- switchgear or medium-voltage outdoor circuit breakers
- control enclosure
- security lighting and signage
- perimeter wall or fence

The preliminary configuration for the BESS facility layout is shown in the attached Site Plan. Project components are summarized in Table 4.

Table 4. Project Components Summary

Project Component	Approximate Dimensions (each)
Battery Cabinet/Enclosure	53' L x 8' W x 9'6" H
Inverter	12 L x 7 x 7
Transformer (main)	20'W x 28' L x 22' H
Switchgear and Control House	40' W x 17' L x 12' H
Control Enclosure	46' W x 15' L x 12' H
Generator Set-up Transformer	8'6" W x 6'0 H x 6'5" W

The proposed BESS facility would be unmanned and would not include restrooms. Limited water required during the construction phase would be trucked in, as necessary. Police and fire services would be provided by the County Sheriff and Fire Departments.

Access to the Project would be provided via roadways along the existing Clinton Keith Road and Grand Avenue. It is assumed that new roads will not need to be constructed to provide access to the site. No changes to the road network or traffic are required.

Interconnection Design

The interconnection route would run southwest along the southwestern edge of the project site into the Tenaja Substation.

Project Operations

The long-term operational workforce would entail Hecate-contracted maintenance staff who would maintain the facility on a periodic basis over the project life. The Project would require a maximum four-person crew for maintenance visits once every two to three months, on average. The crew would normally consist of one operator, one contracted field engineer, and two mechanical or electrical technicians. The Project would be primarily operated remotely.

Planned maintenance would typically be developed and scheduled a few months in advance. Typical maintenance intervals for major project components would include:

- Fire protection system – twice a year
- HVAC and chiller units – twice a year
- Battery cabinet – once a year
- Relay protection – once in two years
- Project performance testing – once a year
- Project HV substation – once a year

The Project would be designed with multiple automatic and manual power-down/safety mechanisms including active fire suppression systems built into each container. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating, etc. The entire Project power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency,

ground fault etc.). In addition, the Project would be equipped with breakers that could be opened manually to power-down different equipment or the Project as a whole.

The Project would be designed to be in operation for 20 years, with the option to be reassessed for an additional 5 years of continued operation, up to 35 years. After completion of 35 years of operations, most of the project's electrical equipment (breakers, transformers, inverters) would be removed and recycled. Project batteries would be returned to the battery manufacturer for recycling. Equipment foundations and pads would be demolished and removed.

Tax Analysis

The attached Property and Sales Tax Analysis compared the projected tax revenue generated by the Project to that of a hypothetical retail store. For the purposes of the analysis, the retail store was assumed to cover the same two parcels and commence construction and achieve commercial operation by the same dates as the commencement of Project operation. Total property and sales tax were estimated in both nominal and net-present value terms and segmented by the total state and local taxes and the City. The total estimated tax for the Project and the hypothetical retail store were compared.

The results indicated that the retail store would pay slightly more overall tax on a nominal basis. However, the Project taxes would be frontloaded, which would result in the Project having a greater net benefit. The community would also see consistent tax revenue over the operational life of the Project, with far less assurance from a hypothetical retail operation. Please refer to the attached Tax Analysis for additional information.

Reference: **Chiquito Battery Energy Storage System Project Description**

PRELIMINARY ENVIRONMENTAL ANALYSIS

Aesthetics – The Project site is not located within or near a General Plan designated scenic corridor. The battery storage enclosures would have a relatively low visual profile. Due to the low-profile design of the battery storage containers, and due to the Project's consistency with surrounding land use, commercial uses, existing power lines and a SCE Substation, it is anticipated that the Project would have little impact on scenic value and no impact on designated scenic resources.

Agricultural Resources – According to the California Important Farmland Finder, the Project site is identified as Farmland of Local Importance, and the adjacent Tenaja Substation is identified as Urban and Built-Up Land. The proposed Project would result in the conversion of farmland to non-agricultural uses; however, the total permanent disturbance area of Farmland (approximately 1.8 acres) would be less than the minimum area necessary for sustainable agriculture and less than the minimum California Department of Conservation mapping unit. In addition, the Project is zoned for commercial uses. Conversion to agricultural land was contemplated in the General Plan and in the recent rezone and did not include the Project site. Therefore, the Project would not result in significant impacts to Farmland.

Air Quality and Greenhouse Gas – Since the proposed Project would consist of battery storage in enclosures and would have little or no air operational emissions associated with it, except for emissions from HVAC units, a significant operational impact to air quality and greenhouse gases is not anticipated. No equipment or operational permits will be required from the South Coast Air Quality Management District (SCAQMD). Emissions of criteria pollutants and greenhouse gases from mobile sources associated with construction activities are also anticipated to be minimal. The Project would be required to comply with SCAQMD Rule 403 (Fugitive Dust) by implementing standard best management practices (BMPs) in construction and operation activities. Therefore, the Project would not result in significant impacts to air quality.

Cultural Resources – An archival review of available historic period maps for the area surrounding the proposed BESS facility depicts the Southern California Railroad (San Bernardino and Temecula Line) running through Wildomar and connecting with Temecula to the south and Elsinore Junction to the north. However, no structures or other features associated with this railroad are depicted near the proposed BESS facility. Furthermore, examination of the Elsinore, CA (1953) topographic quadrangle, revealed that tracks associated with the Southern California Railroad were removed sometime prior to 1953. Based on the review of historic period maps and topographic maps, the overall sensitivity for historic era resources and built environment resources appears very low. On February 15, 2022, a Stantec archaeologist conducted a pedestrian survey of the Project Area. The survey was conducted by walking parallel transects spaced approximately 10 to 15 meters apart. No cultural resources were observed during the survey. Therefore, it is anticipated that the proposed Project will not cause a substantial adverse change to the significance of cultural resources as defined in Section 15064.5 and no additional cultural resources studies are recommended or required at this time. Refer to the attached Cultural Resources Report for additional information.

Flood Plains – The Project site is located within Zone X, an area of minimal flood hazard that is determined to be outside the one percent annual chance of fold hazards (FEMA 2021). This indicates there would not be any areas of restricted development due to floodplain regulations.

Reference: **Chiquito Battery Energy Storage System Project Description**

Geology/Topography – The Project site is located within the City of Wildomar, in Riverside County, California (2018/1988) USGS 7.5-minute Topographic Map (USGS 2018). The Project site is located at an elevation of approximately 1,200 feet above sea level. Geology below the Project site consists of older superficial alluvial fan deposits. There are no active faults in the vicinity of the Project site. The Project site is not located within an active fault or an area that is susceptible to liquefaction or slope hazards (CGS 2015). Refer to the attached Geotechnical Report for additional information and engineering recommendations for site development.

Hazardous Substances and Petroleum Products – No hazardous materials or waste sites or facilities were identified on the Project site. A Phase 1 Environmental Site Assessment was conducted on November 11, 2021, to evaluate the potential for any recognized environmental conditions (e.g., prior release of petroleum products or hazardous materials) associated with the Project site. No hazardous substances or petroleum products were identified. Refer to the attached Phase I Environmental Site Assessment Report for additional information.

Noise – The Project site is undeveloped. Existing ambient noise is likely dominated by vehicular traffic on Clinton Keith Road on the eastern edge of the site and Grand Avenue approximately 650 feet south of the site. The nearest sensitive receptors consist of a residential neighborhood approximately 700 feet southwest of the Project site. The construction of the BESS facility would result in moderate levels of noise from the operation of heavy equipment. Construction would be temporary in nature and noise levels during construction are not expected to have a significant impact to nearby surrounding sensitive land uses. The Project would be unmanned and would generate minimal amounts of noise during operation. The construction and operation of the Project would comply with the City of Wildomar Municipal Code Chapter 9.48, Noise Regulations.

Special-Status Species and Critical Habitat – One special-status plant species, paniculate tarplant, was observed during the September 21, 2021, habitat assessment within the Project site. Rare plant surveys are recommended prior to construction. No special-status wildlife species were observed in the BSA during the habitat assessment. There is a potential for nesting birds (nesting and foraging) which are protected by the Migratory Bird Treaty Act. The nearest Designated Critical Habitat is approximately 2.2 miles northeast of the Project site for coastal California gnatcatcher (Spencer et al 2010; USFWS 2021). The Project site is within the boundaries of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP); however, the Project site is not believed to be within a criteria cell of the MSHCP. Refer to the attached Biological Resources Technical Report for additional information.

Water Quality/Runoff – Given the current size of the Project site, which is over one acre, a National Pollutant Discharge Elimination System (NPDES) General Construction Permit and preparation of a Stormwater Pollution Prevention Plan (SWPPP) would be required prior to the commencement of grading activities. The Project would be required to meet all applicable water quality standards or waste discharge requirements thereby avoiding violation of such standards or requirements. Minimal water will be needed for fire suppression during Project operations. It is assumed that no wastewater would be generated during Project operations and therefore no wastewater services would be required. Refer to the attached Preliminary Drainage Plan/Hydrology Report for additional information.

Wetlands and Jurisdictional Waters – Hydrologic features were not identified on the Project site during the biological field assessment. Refer to the attached Biological Resources Technical Report for additional information.

Reference: **Chiquito Battery Energy Storage System Project Description**

COMMUNITY BENEFITS

In addition to the property and sales tax revenue, the Project would benefit the community or area by providing local area capacity for electrical system reliability and flexibility. Battery-based energy storage provides flexibility to the electrical grid by storing energy produced during periods of oversupply and discharging to the electrical grid during periods of high demand. A battery system can provide instantaneous response, as compared to a slower ramping rate of a traditional gas-fired generation resource and can provide response repeatedly in all hours. Energy storage speed of response serves to reduce the total amount of reserve power needed to manage the grid effectively, providing savings and reliability benefits. By building the proposed project, a clean, sustainable, reliable resource would be gained to help integrate renewables, reduce dependence on gas-fired generation, reduce freshwater consumption, and reduce greenhouse gas and criteria air pollutant emissions.

Hecate is currently operating a similar BESS facility in Santa Ana, California, and has successfully constructed five additional BESS facilities in Ontario, Canada. Additional information can be provided upon request.

C-1/C-P Zone (Chapter 17.72) Development Standards Table

Development Standards	Minimum Development Standard	All Buildings	Meets/Exceeds Requirements
Lot Area	No minimum lot area	2.83 acres	Yes
Building Height	50 feet max.	8 - 10 feet	Yes
Required Setbacks			
Front Setback	0 feet min.	20 feet min.	Yes
Rear Setback	0 feet min.	20 feet min.	Yes
Side Setback	0 feet min.	25 feet min.	Yes
Parking	No Standard	4 spaces	Yes

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TARA C. RENGIFO

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

December 6, 2023

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Vice-Chairperson Eric Filar, efilar@cityofwildomar.org
Commissioner Arrin Banks, abanks@cityofwildomar.org
Commissioner Brianna Bernard, bbernard@cityofwildomar.org
Commissioner George Cambero, gcambero@cityofwildomar.org
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595

Via Email
Matthew C. Bassi
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Email: mbassi@cityofwildomar.org

Janet Morales, CMC, City Clerk
City Clerk's Office
City of Wildomar
Email: jmorales@cityofwildomar.org

Re: Comments on Agenda Item #2.1 –Chiquito Battery Energy Storage Facility Project (SCH No. 2023100095; Planning Application No. 22-0026)

Dear Commissioners, Mr. Bassi, and Ms. Morales:

On behalf of California Unions for Reliable Energy ("CURE"), we submit these preliminary comments on Agenda Item #2.1 of the December 6, 2023 City of Wildomar ("City") Planning Commission ("Commission") meeting. The Commission will consider (1) approval of a resolution adopting an Initial Study/Mitigated Negative Declaration ("IS/MND")" prepared for the Chiquito Battery Energy Storage Facility Project (SCH No. 2023100095; Planning Application No. 22-0026) ("Project"), proposed by Chiquito Grid, LLC ("Applicant"), and (2) a resolution approving Conditional Use Permit No. 22-0026.

The Project proposes to construct a new 80-megawatt battery energy storage system on an approximately 2.83 acre lot. The Project proposes to interconnect to the existing Southern California Edison 115 kilovolt Tenaja Substation. The Project

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site is located on the north side of Clinton Keith Road, about 430 feet north of Grand Avenue, and is comprised of Assessor's Parcel Numbers 380-150-019 and 380-150-020.

CURE respectfully requests that the Commission continue today's hearing to require the City to comply with the California Environmental Quality Act ("CEQA") before the Project is considered for approval. As explained more fully below, the MND fails to provide an accurate environmental baseline upon which to measure the whole Project's reasonably foreseeable impacts. The Project site is located adjacent to a residential receptor, which borders the Project on the west (the property line is 33 feet away from the Project's components).[1] The MND fails to include this receptor in its impacts analysis, claiming that the residence is unoccupied, and that the nearest sensitive receptors are 570 feet away. But the MND fails to provide evidence showing that the residence is unoccupied or could not be reoccupied at some point before or after Project approval. Rather, the site's Rural-Residential zoning permits the site to be reoccupied at any time. Failing to analyze impacts on the Project's closest sensitive receptor requires a major revision of the MND's analysis in an Environmental Impact Report ("EIR").

The MND is also flawed because it relies on noise thresholds that fail to meet CEQA's requirement that the lead agency consider both the increase in noise level and the absolute noise level associated with a project. Due to the City's reliance on unsupported noise thresholds, the City fails to measure ambient noise conditions at sensitive receptor locations, and fails to disclose the magnitude of construction noise impacts on those receptors. The noise levels generated by the Project's construction and operation may be significant increases over existing conditions. An EIR is required to fully evaluate these potentially significant noise impacts.

The MND also fails to disclose or analyze the Project's health risk impacts during construction and operation, despite the proximity of residential sensitive receptors west and south of the Project site. These sensitive receptors would be exposed to toxic air contaminants, including diesel particulate matter emitted from heavy equipment.

The Commission cannot approve the Project until the errors in the MND are remedied and substantial evidence supporting its conclusions is provided in an EIR.

[1] MND, pg. 65.

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This letter contains the preliminary comments of CURE. CURE expressly reserves the right to submit additional comments on the Project in conjunction with the MND or any other future actions taken with regard to the Project.[2]

I. STATEMENT OF INTEREST

CURE is a coalition of labor organizations whose members encourage sustainable development of California's energy and natural resources. CURE's members help solve the State's energy problems by building, maintaining, and operating conventional and renewable energy power plants and transmission facilities. Since its founding in 1997, CURE has been committed to building a strong economy and a healthier environment. CURE has helped cut smog-forming pollutants in half, reduced toxic emissions, increased the use of recycled water for cooling systems, and pushed for groundbreaking pollution control equipment as the standard for all new power plants, all while helping to ensure that new power plants and transmission facilities are built with highly trained, professional workers who live and raise families in nearby communities.

Individual members of CURE and its member organizations live, work, recreate, and raise their families in the City of Wildomar and Riverside County. Accordingly, they will be directly affected by the Project's environmental and health and safety impacts. Individual members may also work on the Project itself. They will be the first in line to be exposed to any health and safety hazards that exist onsite.

CURE has an interest in enforcing environmental laws that encourage sustainable development and ensure a safe working environment for the members that they represent. Environmental degradation destroys cultural and wildlife areas, consumes limited fresh surface and ground water resources, causes water pollution, and imposes other stresses on the environmental carrying capacity of the state. This in turn jeopardizes future development by causing construction moratoriums and otherwise reducing future employment opportunities for CURE's members. CURE therefore has a direct interest in enforcing environmental laws to minimize the adverse impacts of projects that would otherwise degrade the environment.

Finally, CURE members are concerned about projects that risk serious environmental harm without providing countervailing economic benefits. For these

[2] Gov. Code § 65009(b); PRC § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* ("*Bakersfield*") (2004) 124 Cal. App. 4th 1184, 1199-1203; *see Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

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reasons, CURE's mission includes improving California's economy and the environment by ensuring that new conventional and renewable power plants and their related transmission facilities use the best practices to protect our clean air, land and water and to minimize their environmental impacts and footprint.

II. THE COMMISSION CANNOT APPROVE THE PROJECT UNTIL THE CITY COMPLIES WITH CEQA

CEQA requires that lead agencies analyze any project with potentially significant environmental impacts in an EIR.[3] "Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR protects not only the environment, but also informed self-government."[4] The EIR has been described as "an environmental 'alarm bell' whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return."[5]

CEQA's purpose and goals must be met through the preparation of an EIR, except in certain limited circumstances.[6] CEQA contains a strong presumption in favor of requiring a lead agency to prepare an EIR. This presumption is reflected in the "fair argument" standard. Under that standard, a lead agency "shall" prepare an EIR whenever substantial evidence in the whole record before the agency supports a fair argument that a project may have a significant effect on the environment.[7]

In contrast, a mitigated negative declaration may be prepared only when, after preparing an initial study, a lead agency determines that a project may have a significant effect on the environment, but:

> (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review *would avoid the effects or mitigate the effects to*

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[3] *See* Pub. Resources Code, § 21000; CEQA Guidelines, § 15002.
[4] *Citizens of Goleta Valley v. Bd. of Supervisors* ("*Goleta Valley*") (1990) 52 Cal.3d 553, 564, internal citations omitted.
[5] *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810.
[6] *See* Pub. Resources Code, § 21100
[7] Pub. Resources Code, §§ 21080, subd. (d), 21082.2, subd. (d); CEQA Guidelines, §§ 15002, subd. (k)(3), 15064, subds. (f)(1), (h)(1); *Laurel Heights Improvement Assn. v. Regents of the Univ. of Cal.* ("*Laurel Heights II*") (1993) 6 Cal.4th 1112, 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-151; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* ("*Quail Botanical*") (1994) 29 Cal.App.4th 1597, 1601- 1602.

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> *a point where clearly no significant effect on the environment would occur*, and (2) there is *no substantial evidence* in light of the whole record before the public agency that the project, as revised, *may* have a significant effect on the environment.[8]

Courts have held that if "no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR."[9] The fair argument standard creates a "low threshold" favoring environmental review through an EIR, rather than through issuance of a negative declaration.[10] An agency's decision not to require an EIR can be upheld only when there is no credible evidence to the contrary.[11]

"Substantial evidence" required to support a fair argument is defined as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached."[12] According to the CEQA Guidelines, when determining whether an EIR is required, the lead agency is required to apply the principles set forth in Section 15064, subdivision (f):

> [I]n marginal cases where it is not clear whether there is substantial evidence that a project may have a significant effect on the environment, the lead agency shall be guided by the following principle: If there is disagreement among expert opinion supported by facts over the significance of an effect on the environment, the Lead Agency shall treat the effect as significant and shall prepare an EIR. 13 Pub. Resources Code, § 21064.5 (emphasis added).

Furthermore, CEQA documents, including EIRs and MNDs, must mitigate significant impacts through measures that are "fully enforceable through permit conditions, agreements, or other legally binding instruments."[13] Deferring

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[8] Pub. Resources Code, § 21064.5 (emphasis added).
[9] *See, e.g., Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 319-320.
[10] *Citizens Action to Serve All Students v. Thornley* (1990) 222 Cal.App.3d 748, 754
[11] *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th, 1307, 1318; *see also Friends of B Street v. City of Hayward* (1980) 106 Cal.App.3d 988, 1002 ("*Friends of B Street*") ("If there was substantial evidence that the proposed project might have a significant environmental impact, evidence to the contrary is not sufficient to support a decision to dispense with preparation of an EIR and adopt a negative declaration, because it could be 'fairly argued' that the project might have a significant environmental impact").
[12] CEQA Guidelines, § 15384, subd. (a).
[13] CEQA Guidelines, § 15126.4, subd. (a)(2).

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formulation of mitigation measures to post-approval studies is generally impermissible.[14] Mitigation measures adopted after Project approval deny the public the opportunity to comment on the Project as modified to mitigate impacts.[15] If identification of specific mitigation measures is impractical until a later stage in the Project, specific performance criteria must be articulated and further approvals must be made contingent upon meeting these performance criteria.[16] Courts have held that simply requiring a project applicant to obtain a future report and then comply with the report's recommendations is insufficient to meet the standard for properly deferred mitigation.[17]

With respect to this Project, the MND fails to satisfy the basic purposes of CEQA. The MND fails to adequately disclose, investigate, and analyze the Project's potentially significant impacts, and fails to provide substantial evidence to conclude that impacts will be mitigated to a less than significant level. Because the MND lacks basic information regarding the Project's potentially significant impacts, the IS/MND's conclusion that the Project will have a less than significant impact on the environment is unsupported.[18] Moreover, substantial evidence shows that the Project may result in potentially significant impacts. Therefore, a fair argument can be made that the Project may cause significant impacts requiring the preparation of an EIR.

A. The MND Fails to Include Adjacent Residences in the Environmental Baseline

The Project site is located adjacent to a residential property located west of the Project site at 22780 Grand Ave, Wildomar, CA 92595 (shown below in MND Figure 3, copied below).

[14] *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308-309; Pub. Resources Code, § 21061.
[15] *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1393; *Quail Botanical*, *supra*, 29 Cal.App.4th at pg. 1604, fn. 5.
[16] *Id.*
[17] *Id.*
[18] Pub. Resources Code, § 21064.5.

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Figure 3 - Aerial Photograph



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The parcel (Assessor Parcel Number 380150013) is zoned R-R (Rural Residential).[19] The Riverside County Assessor-County Clerk-Recorder database shows that a "Single-Wide Manufactured Home" was built on the property in 1973.[20] The MND acknowledges that the site contains residential uses. But without providing any supporting evidence, the MND states that the property "appears to be unoccupied… As such, there are no sensitive residences directly adjacent to the project site."[21] In reliance on this unsupported assumption, the MND fails to analyze impacts on the present or future inhabitants of this residence. These impacts include potentially significant air quality, health risk, noise, vibration, hazards, and aesthetic impacts. The omission of this residential property in the MND's impacts analyses violates CEQA's requirement that the environmental baseline be supported by substantial evidence.

CEQA Guidelines Section 15125(a) provides that an MND "must include a description of the physical environmental conditions in the vicinity of the project," which constitutes the "baseline physical conditions by which a lead agency determines whether an impact is significant… The purpose of this requirement is to give the public and decision makers the most accurate and understandable picture practically possible of the project's likely near-term and long-term impacts." CEQA Guidelines Section 15125(a)(1) explains that an MND should generally describe the conditions that exist at the time the environmental analysis is commenced, but "[w]here existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence." The CEQA Guidelines define "substantial evidence" as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion."[22] "Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts ... [U]nsubstantiated opinion or narrative [and] evidence which is clearly inaccurate or erroneous ... is not substantial evidence."[23]

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[19] City of Wildomar, Parcel map lookup, APN 380150013, https://wildomar.maps.arcgis.com/apps/webappviewer/index.html?id=e9ca066febb24b35bbbafa68a5fe5ae1; MND, pg. 13.
[20] Riverside County Assessor-County Clerk-Recorder, RivCoView property search, https://rivcoview.rivcoacr.org/#/Property-Search/380150013 (last accessed December 5, 2023).
[21] MND, pg. 63.
[22] CEQA Guidelines §15384.
[23] Pub. Resources Code § 21082.2(c).

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The Court of Appeal in *North County Advocates v. County of Carlsbad*[24] upheld the use of recent historical traffic levels as a baseline for an operating shopping mall that had greater-than-usual vacancies. Specifically, a large department store retail space in the mall was vacant at the time of the Notice of Preparation. In determining the scope of baseline operations, the court analyzed the historical occupancy of the mall. The court noted that, although the retail space in question was vacant at the time CEQA review commenced, the mall remained operational. The court observed that the department store retail space within the mall was historically occupied, but fluctuated in occupancy. The court further observed that the mall was entitled to reoccupy the department store building "at any time without discretionary action" from the City.[25] These two factors constituted substantial evidence supporting a baseline that assumed the department store retail space was occupied.[26]

The MND's omission of the adjacent residences in the environmental baseline is not supported by substantial evidence. First, the MND only states that the adjacent residential property "appear" to be unoccupied, but provides no evidence that it was unoccupied at the time environmental review was conducted. The MND fails to explain how the City ascertained that the property was unoccupied, and fails to explain what the City considers an "occupied" residence. Thus, the MND's environmental baseline is not supported by substantial evidence.

Second, even if the property was unoccupied at the time the MND was prepared, the City lacks substantial evidence to conclude that the property could not be reoccupied by a residential receptor at some point before or after Project approval. As in *North County Advocates*, the adjacent property has (1) been historically occupied, and (2) can be reoccupied without discretionary action from the City, as the adjacent property remains zoned Rural Residential. These two facts show that at any point, the residence can be reoccupied and be exposed to the Project's potentially significant impacts.

The consequences of the MND's reliance on this erroneous baseline are far-reaching. By assuming no sensitive receptors can be present on the adjacent property, the MND impacts analyses are not supported by substantial evidence. These analyses must be corrected in an EIR.

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[24] (2015) 241 Cal.App.4th 94.
[25] *North County Advocates*, *supra,* 241 Cal.App.4th 94 at 368.
[26] *Id.* ("the City's selection of a traffic baseline that assumed full occupancy of the Robinsons–May space was not merely hypothetical because it was not based *solely* on Westfield's entitlement to reoccupy the Robinsons–May building 'at anytime without discretionary action,' but was also based on the actual historical operation of the space at full occupancy for more than 30 years up until 2006.").

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B. The MND Fails to Adequately Disclose, Analyze, and Mitigate Potentially Significant Noise Impacts

1. The MND's Noise Significance Thresholds Are Unsupported by Substantial Evidence

Appendix G of the CEQA Guidelines provides that the Project would cause a significant noise impact if it would result in "[g]eneration 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."[27] For this project, the MND provides that operational noise impacts would be less than significant if noise levels do not exceed maximum levels listed in Table 1, Sound Level Standards, in Chapter 9.48 of the Wildomar Municipal Code.[28] The MND reasons that construction noise impacts would be less than significant so long as construction takes place during permitted daytime hours, in accordance with the City's noise ordinance.[29] The MND fails to support its sole reliance on these thresholds with substantial evidence.

California courts have clearly held that "the lead agency should consider both the increase in noise level and the absolute noise level associated with a project".[30] The courts have held that reliance on a maximum noise level as the sole threshold of significance for noise impacts violates CEQA because it fails to consider whether the magnitude of changes in noise levels is significant.[31] In *Keep our Mountains Quiet v. County of Santa Clara*,[32] neighbors of a wedding venue sued over the County of Santa Clara's failure to prepare an EIR for a proposed project to allow use permits for wedding and other party events at a residential property abutting an open space preserve. Neighbors and their noise expert contended that previous events at the facility had caused significant noise impacts that reverberated in neighbors' homes and disrupted the use and enjoyment of their property.[33] Similar to the MND's operational noise thresholds in this case, the County's EIR relied on the noise standards set forth in its noise ordinance as its thresholds for significant noise exposure from the project, deeming any increase to be insignificant so long as

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[27] MND, pg. 62.
[28] MND, pg. 62-63.
[29] Wildomar Municipal Code, Section 9.48.020.
[30] *Keep Our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal.App.4th 714, 733; see *King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814, 894 (citing *Keep Our Mountains Quiet*).
[31] *King & Gardiner Farms, LLC,* 45 Cal.App.5th at 865.
[32] *Keep our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal.App.4th 714.
[33] *Id*. at 724.

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the absolute noise level did not exceed those standards.[34] The Court examined a long line of CEQA cases which have uniformly held that conformity with land use regulations is not conclusive of whether or not a project has significant noise impacts[35] in holding that the County's reliance on the project's compliance with noise regulations did not constitute substantial evidence supporting the County's finding of no significant impacts.[36]

In *King and Gardiner Farms, LLC v. County of Kern*,[37] the Court of Appeal cited *Keep our Mountains Quiet* and decisions cited therein when it rejected the use of a single "absolute noise level" threshold of significance (construction and operational noise impacts were only deemed significant if they exceeded 65 dBA CNEL) on the grounds that the sole use of such a threshold fails to consider the magnitude or severity of increases in noise levels attributable to the project in different environments. The Court explained the lead agency failed to "refer to evidence showing why the magnitude of an increase was irrelevant in determining the significance of a change in noise."[38]

Here, the MND's operational noise threshold violates CEQA's requirement that the lead agency consider both the increase in noise level and the absolute noise level associated with a project. The operational noise threshold is a maximum noise threshold that fails to consider the magnitude of increases in noise over ambient levels. Under the City's single threshold, the increase in noise is irrelevant so long as the overall levels do not exceed a particular level. But, as in *King and Gardiner Farms*, the MND fails to refer to any evidence showing why the magnitude of an increase was irrelevant in determining the significance of a change in noise. Per *Keep our Mountains Quiet*, conformity with the City's noise ordinance is not conclusive of whether or not a project has significant noise impacts. An EIR must be prepared that applies a legally adequate operational noise threshold.

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[34] *Id.* at 732.
[35] *Id., citing Citizens for Responsible & Open Government v. City of Grand Terrace* (2008) 160 Cal.App.4th 1323, 1338; *Oro Fino Gold Mining Corp. v. County of El Dorado* (1990) 225 Cal.App.3d 872, 881–882; *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1416 (project's effects can be significant even if "they are not greater than those deemed acceptable in a general plan"); *Environmental Planning & Information Council v. County of El Dorado* (1982) 131 Cal.App.3d 350, 354, ("CEQA nowhere calls for evaluation of the impacts of a proposed project on an existing general plan").
[36] *Id.* at 732-734; see also *King & Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814, 893, as modified on denial of rehearing (Mar. 20, 2020).
[37] *King and Gardiner Farms, LLC, supra,* 45 Cal.App.5th 814.
[38] *Id.* at 894.

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The MND's construction noise threshold also violates CEQA. This threshold fails to identify any noise impact as significant so long as it occurs during specified daytime hours. This approach fails to reflect either the increase in noise level or the absolute noise level associated with a project, as required by CEQA. An EIR must be prepared that applies a legally adequate construction noise threshold.

2. The MND Fails to Establish Baseline Noise Levels

As a result of the MND's reliance on unsupported noise thresholds, the MND also fails to adequately establish the environmental setting. In order to measure the increase in noise level, as required by CEQA,[39] the lead agency must measure existing ambient noise levels. Without an assessment of the existing ambient noise levels, the lead agency lacks a baseline against which to measure the Project's noise impacts.[40] Here, the MND's noise study, Appendix 9, fails to include this required analysis. Therefore, the MND fails to furnish the facts necessary to evaluate the magnitude of the Project's noise increases. This analysis must be provided in an EIR.

3. The MND Fails to Disclose the Magnitude of Construction Noise Impacts

The MND fails to disclose the magnitude of noise generated by the Project's construction activities. Specifically, the MND fails to characterize the noise levels generated from the specific construction equipment expected to be required for the Project, or calculate the magnitude of noise at sensitive receptor locations. This information is necessary to evaluate the Project's noise increase over ambient levels. These informational failures result from the MND's reliance on an unsupported construction noise threshold that deems any noise impact as less than significant so long as it occurs during specified daytime hours. The MND's failures as an informational document must be remedied in an EIR.

4. Substantial Evidence Shows that Noise Impacts Are Potentially Significant

Substantial evidence supports the fair argument that the Project's construction would result in potentially significant. The MND's air study, Appendix 2, assumes that construction would involve a grader, scraper, dozer, forklift, roller, and other off-road equipment. The Federal Transit Administration's Transit Noise

[39] *Keep Our Mountains Quiet, supra,* 236 Cal.App.4th 714.
[40] CEQA Guidelines Section 15125(a).

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and Vibration Impact Assessment Manual provides that the typical noise level of this equipment exceeds 80 dBA at a 50 ft distance, as shown below.[41]

Table 7-1 Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level 50 ft from Source, dBA
Air Compressor	80
Backhoe	80
Ballast Equalizer	82
Ballast Tamper	83
Compactor	82
Concrete Mixer	85
Concrete Pump	82
Concrete Vibrator	76
Crane, Derrick	88
Crane, Mobile	83
Dozer	85
Generator	82
Grader	85
Impact Wrench	85
Jack Hammer	88
Loader	80
Paver	85
Pile-driver (Impact)	101
Pile-driver (Sonic)	95
Pneumatic Tool	85
Pump	77
Rail Saw	90
Rock Drill	95
Roller	85
Saw	76
Scarifier	83
Scraper	85
Shovel	82
Spike Driver	77
Tie Cutter	84
Tie Handler	80
Tie Inserter	85
Truck	84

The nearest sensitive receptor is the residential receptor located adjacent to the Project site's west border at 22780 Grand Ave. Given that the MND estimates that the Project's operational noise would be generated 33 feet from the western property line,[42] construction activities would necessarily take place no further than 33 feet from the property line. Since the Project's construction equipment would generate noise levels exceeding 80 dBA at a 50 ft distance, the noise levels would not be greatly attenuated at the residential receptor to the west. The MND failed to

[41] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual (September 2018), pg. 176, Table 7-1: Construction Equipment Noise Emission Levels, available at https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.
[42] MND, pg. 65.

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provide ambient noise levels at sensitive receptor locations, but it is likely that 80 dBA would dramatically increase noise levels at this rural residence. Construction noise levels would be more attenuated at the residences 568 feet to the south of the Project, but it is possible these receptors would also experience significant noise increases from construction activities. But because the MND lacks any analysis of existing ambient noise levels, the conclusion that Project construction will not cause significant noise impacts is unsupported by substantial evidence. An EIR is required to fully evaluate these potentially significant construction noise impacts.

Regarding operational noise impacts, the MND's noise study estimates the magnitude of resultant noise impacts at sensitive receptors.[43]

Property Locations	Predicted Sound Pressure Level SPL (dBA)	Maximum Sound Level Standard Day (Night)
Adj. North property line (27 ft) Shared with Commercial Zoned Property	47	65 (55)
Adj. South property line (75 ft) Shared with Rural Residential Zoned Property	45	45 (45)
Receiver South Residential Neighborhood (568 ft)	31	45 (45)
Adj. East property line (95 ft) Shared with Commercial Zoned Property	44	65 (55)
Adj. West property line (33 ft) Shared with Rural Residential Zoned Property	44	45 (45)

This analysis similarly fails to analyze the magnitude of the noise increase over ambient conditions. The noise levels disclosed above may be significant increases over existing conditions. Again, the MND lacks any analysis of ambient conditions and the conclusion that Project operations will not cause a significant noise impact is unsupported by substantial evidence. An EIR is required to fully evaluate these potentially significant operational noise impacts.

C. The MND Fails to Disclose Potentially Significant Health Risk Impacts from Project Emissions

The MND fails to disclose that the Project's construction activities would generate Toxic Air Contaminant ("TAC") emissions. Specifically, the Project's construction would generate diesel particulate matter ("DPM"), a type of TAC.[44]

[43] MND, Appendix 9, pg. 5.
[44] California Air Resources Board, Diesel Exhaust & Health, https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health#:~:text=5%2C%20DPM%20also%20contributes%20to,decreased%20lung%20function%20in%20children.

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DPM would be emitted during by heavy equipment, diesel trucks, and generators.[45] DPM has been linked to a range of serious health problems including an increase in respiratory disease, lung damage, cancer, and premature death.[46] But the MND fails to disclose this potentially significant health risk.

CEQA requires analysis of human health impacts. CEQA Guidelines Section 15065(a)(4) provides that the City is required to find that a project will have a significant impact on the environment and require an EIR if the environmental effects of a project will cause a substantial adverse effect on human beings. The Supreme Court has also explained that CEQA requires the lead agency to disclose the health consequences that result from exposure to a project's air emissions.[47] Courts have held that an environmental review document must disclose a project's potential health risks to a degree of specificity that would allow the public to make the correlation between the project's impacts and adverse effects to human health.[48]

In *Bakersfield Citizens for Local Control v. City of Bakersfield*, the court found that an EIR's description of health risks was insufficient and that after reading it, "the public would have no idea of the health consequences that result when more pollutants are added to a nonattainment basin."[49] Likewise, in *Sierra Club*, the California Supreme Court held that the EIR's discussion of health impacts associated with exposure to the named pollutants was too general and the failure of the EIR to indicate the concentrations at which each pollutant would trigger the identified symptoms rendered the EIR inadequate.[50] Some connection between air quality impacts and their direct, adverse effects on human health must be made. As the Court explained, "a sufficient discussion of significant impacts requires not merely a determination of whether an impact is significant, but some effort to explain the nature and magnitude of the impact."[51] CEQA mandates discussion, supported by substantial evidence, of the nature and magnitude of impacts of air pollution on public health.[52]

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[45] SCAQMD, Fact Sheet on Emergency Backup Generators, http://www.aqmd.gov/home/permits/emergency-generators ("Most of the existing emergency backup generators use diesel as fuel").
[46] Office of Environmental Health Hazard Assessment & The American Lung Association, Health Effects of Diesel Exhaust, https://oehha.ca.gov/media/downloads/calenviroscreen/indicators/diesel4-02.pdf.
[47] *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 516, 523.
[48] *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184.
[49] *Id.* at 1220.
[50] *Sierra Club*, at 521.
[51] *Id.* at 519, citing *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 3 Cal.5th 497, 514–515.
[52] *Sierra Club*, 6 Cal.5th at 518–522.

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The Office of Environmental Health Hazard Assessment's ("OEHHA") risk assessment guidelines also recommend a formal health risk analysis ("HRA") for short-term construction exposures to TACs lasting longer than 2 months and exposures from projects lasting more than 6 months should be evaluated for the duration of the project.[53] In an HRA, lead agencies must first quantify the concentration released into the environment at each of the sensitive receptor locations through air dispersion modeling, calculate the dose of each TAC at that location, and quantify the cancer risk and hazard index for each of the chemicals of concern.[54] Following that analysis, then the City can make a determination of the relative significance of the emissions. The significance threshold applicable to this Project is that a significant health risk impact occurs if the Project would expose sensitive receptors to air contaminants that exceed the maximum incremental cancer risk of 10 in one million.[55]

Here, the MND fails to meet CEQA's requirement that the MND provide discussion, supported by substantial evidence, of the nature and magnitude of impacts of the Project's emissions of TACs on public health.[56] The MND fails to even disclose that the Project would result in emissions of DPM, or to connect the impact of the Project's air emissions to health consequences. The MND also fails to quantify the Project's TAC emissions. And the MND fails to analyze the concentration of TACs at sensitive receptors, such as the adjacent residence to the west, or the residences 570 ft south of the Project. The MND therefore fails as an informational document under CEQA.

Due to the proximity of sensitive receptors to construction and operational sources of DPM, the Project may result in potentially significant health risk impacts. The City must evaluate the magnitude of the Project's health risk impacts and disclose those impacts in an EIR.

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[53] Office of Environmental Health Hazard Assessment (OEHHA), Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments, February 2015 (OEHHA 2015), Section 8.2.10: Cancer Risk Evaluation of Short Term Projects, pp. 8-17/18; https://oehha.ca.gov/air/crnr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0.

[54] *Id.*

[55] The SCAQMD has established an incidence rate of 10 persons per million as the maximum acceptable incremental cancer risk due to DPM exposure.

[56] *Sierra Club*, 6 Cal.5th at 518–522.

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III. THE CITY LACKS SUBSTANTIAL EVIDENCE TO APPROVE THE PROJECT'S CUP AND PLOT PLAN

Due to the Project's inadequate environmental review, the City lacks substantial evidence to approve the Project's conditional use permit and plot plan.

Pursuant to Chapter 17.200 (Conditional Use Permits) of the Wildomar Municipal Code, the Commission is required to make certain findings, supported by substantial evidence, in order to approve the Project's CUP.[57] The City's Findings state that the Project complies with General Plan Policy LU 6.1: "The proposed Battery Energy Storage Facility project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts."[58] The City's Findings also conclude that the proposed use will not be detrimental to the health, safety, or general welfare of the community.[59] But as shown above, the Project has potentially significant health risk and noise impacts, and the Project's environmental review fails to even consider, let alone analyze, impacts on the adjacent sensitive receptor to the west.

To approve a Plot Plan pursuant to Section 17.216.040 of the Municipal Code, the proposed use must conform to all the requirements of the General Plan and with all applicable requirements of state law and City ordinances.[60] The Code also requires:

> The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be **compatible with the present and future logical development of the surrounding property**. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. [emphasis added][61]

The provision above demonstrates the need to analyze the Project's impacts on the residential uses adjacent to the Project at 22780 Grand Ave. Even if the City finds that the residence was unoccupied at the time environmental review

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[57] City of Wildomar, Draft Pc Resolution No. 2023-23, pg. 4.
[58] *Id.*
[59] *Id.* at 5.
[60] Wildomar Municipal Code, Section 17.216.040(A).
[61] *Id.*, Section 17.216.040(B).

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commenced, the Municipal code requires analysis showing the Project is compatible with the present and future logical development of the surrounding property. The MND fails to provide this analysis by omitting analysis of impacts on a rural residential property.

The City thus lacks substantial evidence to make the findings necessary to approve the Project's CUP and Plot Plan.

IV. CONCLUSION

The Planning Commission lacks substantial evidence to support the findings required to approve the Project due to the City's failure to comply with CEQA. Substantial evidence supports a fair argument that the Project's impacts may be significant and unmitigated. Due to the MND's deficiencies, the City cannot conclude that the Project's impacts have been mitigated to a less than significant level.

We urge the Commission to continue today's hearing and fulfill its responsibilities under CEQA by withdrawing the MND and preparing an EIR to address the issues raised in this preliminary comment letter. This is the only way the City and the public can ensure the Project's significant environmental impacts are mitigated to less than significant levels.

Sincerely,



Aidan P. Marshall

APM:acp

6873-003acp

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From: BOB LANDWEHR
To: Matthew Bassi
Subject: Battery Energy Storage Systems
Date: Thursday, December 7, 2023 8:36:51 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Good Morning Mr. Bassi,

I have some public safety concerns regarding Wildomar's BESS project. I would like to share publications and data with the Planning Commission to help educate them with the benefits of this new technology as well as enlighten them with some of the risks.

How do I get this information to the Wildomar Planning Commissioners for their review?

Thank You,
Bob Landwehr

CITY OF WILDOMAR
PC - SPECIAL MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: January 24, 2024

SUBJECT: Zoning Ordinance Amendment No. 2023-06 (Fencing):

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:
1. Determine that Zoning Ordinance Amendment No. 2023-06 meets the findings for a General Rule exemption in accordance with Section 15061(B)(3) of CEQA; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CEQA GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2023-06 TO AMEND SECTION 17.172.205 (FENCES) OF THE WILDOMAR MUNICIPAL CODE

PROJECT DESCRIPTION:
The planning department is proposing a zoning code amendment that will modify Section 17.172.205 (Fences) of the Wildomar Municipal Code expanding temporary event and temporary use regulations. Currently, the Wildomar Municipal Code allows various fences, but does not provide much guidance toward commercial and industrial security fencing, as compared to other nearby cities. To address this disparity, the proposed zoning code amendment will create a comprehensive code section that covers both commercial and industrial fencing within the City. The amendment also includes a section codifying electrified security fencing, which has been a topic of discussion for Planning Commission and City Council.

PROJECT ANALYSIS:
The proposed changes will address a portion of the code that needs additional detail. For example, electrified security fencing has not had an official review mechanism in place to

regulate that type of fencing. Staff researched fence regulations from multiple nearby cities and determined that the proposed code amendment is best suited for our community. Staff believes a code amendment is a reasonable approach to solving this issue and creates a uniform set of regulations. If the Planning Commission adopts PC Resolution No. 2024-03 as recommended by Staff, the draft Ordinance will be presented to City Council at their February 14, 2024 meeting. A copy of the complete amendment is noted in the draft Council Ordinance (Attachment A, Exhibit 1).

CEQA DISCUSSION:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")) and Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines"), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 2023-06. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to impact the environment. Therefore, Zoning Ordinance Amendment No. 2023-06 meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, which states that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Given this, the Planning Department is recommending the Planning Commission make a determination that Zoning Ordinance Amendment No. 2023-06 has no potential to negatively impact the environment and recommend to the City Council adoption of the general rule exemption as stated above.

ZOA NO. 2023-06 FINDINGS OF FACT:

In accordance with the provisions of Chapter 17.280 of the Zoning Ordinance, the Planning Department recommends the Planning Commission make the following findings and forward these to the City Council in support of approving Zoning Ordinance Amendment No. 2023-06:

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will provide for more effective screening of commercial and industrial uses within the City by allowing more robust fence and wall regulations (Goal LU 4.1). Further, the provisions outlined in the amendment will not impact the visual character of the business areas in that the strict regulations will maintain order and consistency related to screening.

ATTACHMENTS:

Attach A - PC Resolution 2024-03-final [1-24-24].pdf
Attach B - Draft ZOA 2023-06 Ord-Redline Version.pdf

Attach C - Existing Sec 17.172.205 [Fences].pdf

PC RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CEQA GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2023-06 TO AMEND SECTION 17.172.205 (FENCES) OF THE WILDOMAR MUNICIPAL CODE

WHEREAS, in accordance with Chapter 17.280 of the Wildomar Municipal Code, the Planning Commission has the authority to review Zoning Ordinance Amendment No. 2023-06 and make a recommendation to the City Council; and

WHEREAS, in accordance with Chapter 17.04 and 17.280 of the Wildomar Municipal Code, the Planning Department, on November 24, 2023, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the December 6, 2023 Planning Commission hearing where the Commission would discuss Zoning Ordinance Amendment No. 2023-06; and

WHEREAS, in accordance with the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public hearing on December 6, 2023 at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 2023-06, and at which time the Planning Commission received public testimony and made a recommendation to the City Council regarding said code amendment.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")) and Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines"), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 2023-06. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to impact the environment. Therefore, Zoning Ordinance Amendment No. 2023-06 meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, which states that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Given this, the Planning Commission finds that Zoning Ordinance Amendment No. 2023-06 has no potential to negatively impact the environment and recommends the City Council adopt the general rule exemption as stated above.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of Chapter 17.280 of the Zoning Ordinance, the Planning Commission hereby makes the following finding in support of a recommendation to the City Council for approval of Zoning Ordinance Amendment No. 2023-06.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will provide for more effective screening of commercial and industrial uses within the City by allowing more robust fence and wall regulations (Goal LU 4.1). Further, the provisions outlined in the amendment will not impact the visual character of the business areas in that the strict regulations will maintain order and consistency related to screening.

SECTION 3. PLANNING COMMISSION ACTION.

Based on the foregoing, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 2024-03 recommending City Council approval of an Ordinance, attached hereto and incorporated herein by reference as Exhibit 1, approving Zoning Ordinance Amendment No. 2023-06.

PASSED, APPROVED AND ADOPTED this 24th day of January, 2024 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chair

ATTEST:

_____
Matthew C. Bassi
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

EXHIBIT 1

Draft Council Ordinance for ZOA 2023-06

DRAFT ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE EXEMPTION PER SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVING ZONING ORDINANCE AMENDMENT NO. 2023-06 TO AMEND SECTION 17.172.205 (FENCES) OF THE WILDOMAR MUNICIPAL CODE

WHEREAS, in accordance with Chapter 17.280 of the Wildomar Municipal Code and California Government Code, the City Council, upon recommendation from the Planning Commission, has the authority to take action on the proposed Zoning Ordinance Amendment No. 2023-06; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 18, 2023 for Zoning Ordinance Amendment No. 2023-06, and adopted PC Resolution No. 2023-22 recommending City Council approval of Zoning Ordinance Amendment No. 2023-06; and

WHEREAS, in accordance with Chapter 17.04.050 and 17.280.040 of the Wildomar Municipal Code, the Planning Department, on _____, 2023, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the City Council public hearing set for _____, 2023, regarding Zoning Ordinance Amendment No. 2023-06; and

WHEREAS, in accordance with Section 17.280.040 of the Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on _____, 2023, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 2023-06, and at which time the City Council received public testimony concerning Zoning Ordinance Amendment No. 2023-06.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")) and Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines"), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 2023-06. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to impact the environment. Therefore, Zoning Ordinance Amendment No. 2023-06 meets the criteria to be exempt from CEQA pursuant to Section

15061(b)(3) of the CEQA Guidelines, which states that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Given these factors, Zoning Ordinance Amendment No. 2023-06 meets the criteria for a General Rule Exemption pursuant to Section 15061(b)(3) of CEQA. As a result, the City Council hereby adopts a general rule exemption in accordance with the CEQA Guidelines as stated above.

SECTION 2. REQUIRED ZONING ORDINANCE AMENDMENT FINDING.

In accordance with Chapter 17.280.240 Wildomar Zoning Ordinance, the City Council makes the following finding approving Zoning Ordinance Amendment No. 2023-06.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will provide for more effective screening of commercial and industrial uses within the City by allowing more robust fence and wall regulations (Goal LU 4.1). Further, the provisions outlined in the amendment will not impact the visual character of the business areas in that the strict regulations will maintain order and consistency related to screening.

SECTION 3. AMENDMENT OF SECTION 17.172.205 OF THE WILDOMAR MUNICIPAL CODE

Section 17.172.205 (Fences) of Chapter 17.172 of the Wildomar Municipal Code is hereby amended to read as follows:

A. Intent. The City Council has enacted the following provision to provide minimum development standards for the construction of fences within the City. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect the health, safety and welfare of City residents.

B. Prohibited Fences. The following fence materials are prohibited in all zones.

1. Garage doors, tires, pallets, or other materials not typically used for the construction of fences.

2. Barbed wire or electrified fence (Except within the A-1, A-P, A-2, R-A and R-R zone districts).

3. Razor or concertina wire in conjunction with a fence or wall, or by itself (except within the A-1, A-P, A-2, R-A and R-R zone districts).

C. Exemptions. The following fences and walls shall be exempt from planning review (a building permit may be required as determined by the Building Official):

1. Retaining Walls. Retaining walls less than 36 inches in height.

2. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of this section.

3. Required Fences. Fences and walls required by a state or federal agency, or by the City for public safety.

D. Height Limits and Locations. For all residential zoning districts in the City, each fence or wall (including landscaping used as a screen) shall comply with the height limits and locations shown in Table D-1 (Maximum Height of Fences and Walls in Required Yard Areas).

Table D-1 Maximum Height of Fences and Walls in Required Yard Areas

For lots less than one (1) acre in size	
Location of Fence/Wall/Screen[1]	Maximum Height
Within required front yard area[2]	• 3-1/2 feet (42″) for solid fences/garden walls. • Decorative pilasters (w/cap) & gates (at the crown peak) can not exceed 6 feet.
Within required front yard area[2]	• 5 feet for chain link and wrought-iron fencing. • Decorative pilasters (w/cap) & gates (at the crown peak) can not exceed 6 feet.
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Note #3
For lots greater than one (1) acre in size	
Location of Fence/Wall/Screen[1]	Maximum Height
Within required front yard area[2]	• 6 feet for solid fences/decorative walls. • Decorative pilasters (w/cap) at gate entry can not exceed 7 feet. • Gates (at the crown peak) can not exceed 8 feet.
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Note #3

E. Nonresidential Walls & Fences. Fences, walls, and screening in Commercial & Industrial zones shall be constructed of long-lasting materials and architecturally integrated with the site design and surrounding area. The following regulations shall apply:

1. Fences and walls for screening purposes in commercial and industrial zones shall be approved by the Community Development Director and be constructed of decorative masonry walls, tubular steel, or wrought iron not to exceed six (6) feet in height. When a screening wall is facing a public right of way or is not solid, a green wall or a landscaping strip with a minimum width of five (5) feet shall be provided for the length of the wall and include planting of 15-gallon trees placed 10-feet on center. As an alternative, a three-foot (3) high planter with vines and shrubs that will grow to six (6) feet in height shall be installed adjacent to the wall. Wall materials are subject to the approval of the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application.

2. Where a commercial or industrial zone abuts a residential zoning district, a solid decorative masonry (such as slump stone, split-face, etc.) wall six (6) feet in height shall be constructed on the zone boundary line. Walls may be constructed up to eight (8) feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed Plot Plan or CUP application.

3. Fencing for all outdoor storage areas shall be screened from public view. Screening must include a combination of six-foot (6) decorative block walls, and 36-inch box trees planted a maximum of 20 feet on center. Walls may be constructed up to eight (8) feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed Plot Plan or CUP application. Storage of materials or equipment shall not exceed the wall height within 10 feet of street-fronting screening. Walls and fences within the front setback shall not exceed 48 inches (4 feet).

4. Recreation and sports facilities such as driving ranges, ball fields, tennis courts, etc. may have fencing a maximum of 15 feet in height, provided the fencing is set back at least 5 feet from the property line, subject to the approval of the Community Development Director, or Planning Commission as part of a proposed Plot Plan or CUP application.

F. Security Fencing. Security fences may be permitted in Commercial and Industrial Zones. The design of the security fence may include a combination of wrought iron, tubular steel or decorative masonry wall. In addition, barbed wire may be allowed at the top of a wall or fence with approval of the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application. Barbed

wire shall only be permitted when the property owner demonstrates there is a security or safety problem.

1. Commercial Fencing Security. Security fencing and walls shall have a maximum height of six (6) feet. Additional height up to eight (8) feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application.

2. Industrial Fencing Security. Security fencing and walls shall have a maximum height of six (6) feet. Additional height up to eight (8) feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application.

    a. Monitored electrified security fences are permitted with a Plot Plan in Industrial Zones with the Community Development Director's approval as well as compliance of the following standards:

        i. Monitored electrified security fences must be installed three (3) to twelve (12) inches behind a minimum five (5) foot high non-electrified perimeter fence/wall (6 feet if adjacent to a residential use or zone.)

        ii. Monitored electrified security fences must be two (2) feet higher than the perimeter barrier, with a max of ten (10) feet.

        iii. Warning signs shall be placed at maximum intervals of 30 feet apart, at least one sign per side of the area fenced, and at each access point to clearly identify electric fences. Warning signs should state "Danger-Electric Fence" and include a shock symbol.

        iv. The energizer for electric fences must be driven by a commercial storage battery not to exceed twelve (12) volts DC. The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth in paragraph 22.108 of International Electrotechnical Commission (IEC) Standard 60335-2-76.

        v. A "Knox Box Electrical Shunt Switch" and a "Knox Box" or other similar approved device shall be installed for emergency access by the Police and Fire Departments.

        vi. All applicants issued permits to install or use an electrified fence as provided in this Chapter shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Wildomar and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions or proceedings arising out of any personal injury, including death, or property damage caused by the electric fence.

SECTION 4. **SEVERABILITY**

If any Chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional."

SECTION 5. **EFFECTIVE DATE.**

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 6. **CITY CLERK ACTION**

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

INTRODUCED AND APPROVED FOR FIRST READING this ____, day of _____2024.

_____
Joseph Morabito
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

EXHIBIT 1

Draft Council Ordinance for ZOA 2023-06

DRAFT ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A GENERAL RULE EXEMPTION PER SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVING ZONING ORDINANCE AMENDMENT NO. 2023-06 TO AMEND SECTION 17.172.205 (FENCES) OF THE WILDOMAR MUNICIPAL CODE

WHEREAS, in accordance with Chapter 17.280 of the Wildomar Municipal Code and California Government Code, the City Council, upon recommendation from the Planning Commission, has the authority to take action on the proposed Zoning Ordinance Amendment No. 2023-06; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 18, 2023 for Zoning Ordinance Amendment No. 2023-06, and adopted PC Resolution No. 2023-22 recommending City Council approval of Zoning Ordinance Amendment No. 2023-06; and

WHEREAS, in accordance with Chapter 17.04.050 and 17.280.040 of the Wildomar Municipal Code, the Planning Department, on _____, 2023, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the City Council public hearing set for _____, 2023, regarding Zoning Ordinance Amendment No. 2023-06; and

WHEREAS, in accordance with Section 17.280.040 of the Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on _____, 2023, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 2023-06, and at which time the City Council received public testimony concerning Zoning Ordinance Amendment No. 2023-06.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 2023-06. Based on this review, the Planning Department has determined that the adoption of the proposed amendment (which provides for only text changes) has no potential to impact the environment. Therefore, Zoning Ordinance

Amendment No. 2023-06 meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3), which states that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Given these factors, Zoning Ordinance Amendment No. 2023-06 meets the criteria for a General Rule Exemption pursuant to Section 15061(b)(3) of CEQA. As a result, the City Council hereby adopts a general rule exemption in accordance with CEQA guidelines as stated above.

SECTION 2. REQUIRED ZONING ORDINANCE AMENDMENT FINDING.

In accordance with Chapter 17.280.240 Wildomar Zoning Ordinance, the City Council makes the following finding approving Zoning Ordinance Amendment No. 2023-06.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will provide for more effective screening of commercial and industrial uses within the City by allowing more robust fence and wall regulations (Goal LU 4.1). Further, the provisions outlined in the amendment will not impact the visual character of the business areas in that the strict regulations will maintain order and consistency related to screening.

SECTION 3. AMENDMENT TO THE MUNICIPAL CODE

Section 17.172.205.B (Fences) of the Wildomar Municipal Code is hereby amended to remove the exceptions for clarity purposes, as it is discussed again in more detail afterwards in the subsections, to read as follows:

B. Prohibited Fences. The following fence materials are prohibited in all zones.

1. Garage doors, tires, pallets, or other materials not typically used for the construction of fences.

2. Barbed wire or electrified fence (Except within the A-1, A-P, A-2, R-A and R-R zone districts).

3. Razor or concertina wire in conjunction with a fence or wall, or by itself (except within the A-1, A-P, A-2, R-A and R-R zone districts).

SECTION 4. AMENDMENT TO THE MUNICIPAL CODE

Section 17.172.205 (Fences) of the Wildomar Municipal Code is hereby amended to add a new subsection titled “17.172.205.E” to read as follows:

E. Nonresidential Walls & Fences. Fences, walls, and screening in Commercial & Industrial zones shall be constructed of long-lasting materials and architecturally integrated with the site design and surrounding area. The following regulations shall apply:

1. Fences and walls for screening purposes in commercial and industrial zones shall be approved by the Community Development Director and be constructed of decorative masonry walls, tubular steel, or wrought iron not to exceed six (6) feet in height. When a screening wall is facing a public right of way or is not solid, a green wall or a landscaping strip with a minimum width of five (5) feet shall be provided for the length of the wall and include planting of 15-gallon trees placed 10-feet on center. As an alternative, a three-foot (3) high planter with vines and shrubs that will grow to six (6) feet in height shall be installed adjacent to the wall. Wall materials are subject to the approval of the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application.

2. Where a commercial or industrial zone abuts a residential zoning district, a solid decorative masonry (such as slump stone, split-face, etc.) wall six (6) feet in height shall be constructed on the zone boundary line. Walls may be constructed up to eight (8) feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed Plot Plan or CUP application.

3. Fencing for all outdoor storage areas shall be screened from public view. Screening must include a combination of six-foot (6) decorative block walls, and 36-inch box trees planted a maximum of 20 feet on center. Walls may be constructed up to eight (8) feet in height to mitigate noise and visual impacts subject to the approval of the Community Development Director or Planning Commission if part of a proposed Plot Plan or CUP application. Storage of materials or equipment shall not exceed the wall height within 10 feet of street-fronting screening. Walls and fences within the front setback shall not exceed 48 inches (4 feet).

4. Recreation and sports facilities such as driving ranges, ball fields, tennis courts, etc. may have fencing a maximum of 15 feet in height, provided the fencing is set back at least 5 feet from the property line, subject to the approval of the Community Development Director, or Planning Commission as part of a proposed Plot Plan or CUP application.

SECTION 5. **AMENDMENT TO THE MUNICIPAL CODE**

Section 17.172.205 (Fences) of the Wildomar Municipal Code is hereby amended to add a new subsection titled "17.172.205.F" to read as follows:

F. Security Fencing. Security fences may be permitted in Commercial and Industrial Zones. The design of the security fence may include a combination of wrought iron, tubular steel or decorative masonry wall. In addition, barbed wire may be allowed at the top of a wall or fence with approval of the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application. Barbed wire shall only be permitted when the property owner demonstrates there is a security or safety problem.

1. Commercial Fencing Security. Security fencing and walls shall have a maximum height of six (6) feet. Additional height up to eight (8) feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application.

2. Industrial Fencing Security. Security fencing and walls shall have a maximum height of six (6) feet. Additional height up to eight (8) feet is allowed subject to approval by the Community Development Director or Planning Commission as part of a proposed Plot Plan or CUP application.

   a. Monitored electrified security fences are permitted with a Plot Plan in Industrial Zones with the Community Development Director's approval as well as compliance of the following standards:

      i. Monitored electrified security fences must be installed three (3) to twelve (12) inches behind a minimum five (5) foot high non-electrified perimeter fence/wall (6 feet if adjacent to a residential use or zone.)

      ii. Monitored electrified security fences must be two (2) feet higher than the perimeter barrier, with a max of ten (10) feet.

      iii. Warning signs shall be placed at maximum intervals of 30 feet apart, at least one sign per side of the area fenced, and at each access point to clearly identify electric fences. Warning signs should state "Danger-Electric Fence" and include a shock symbol.

      iv. The energizer for electric fences must be driven by a commercial storage battery not to exceed twelve (12) volts DC. The electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth in paragraph 22.108 of International Electrotechnical Commission (IEC) Standard 60335-2-76.

v. A "Knox Box Electrical Shunt Switch" and a "Knox Box" or other similar approved device shall be installed for emergency access by the Police and Fire Departments.

vi. All applicants issued permits to install or use an electrified fence as provided in this Chapter shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Wildomar and its agents, officers, consultants, independent contractors, and employees from any and all claims, actions or proceedings arising out of any personal injury, including death, or property damage caused by the electric fence.

SECTION 6. SEVERABILITY

If any Chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional."

SECTION 7. EFFECTIVE DATE.

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 8. CITY CLERK ACTION

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

INTRODUCED FOR FIRST READING this ____ day of _____, 2023.

_____
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

Wildomar, California Municipal Code

Title 17 ZONING

Chapter 17.172 GENERAL PROVISIONS

17.172.205 Fences.

A. Intent. The City Council has enacted the following provision to provide minimum development standards for the construction of fences within the City. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect the health, safety and welfare of City residents.

B. Prohibited Fences. The following fence materials are prohibited in all zones (unless approved through the plot plan or conditional use permit review process for security needs in the C/1-C-P, CPS and Industrial zones, for service commercial and/or industrial users, or as required by City, state or federal laws/regulations).

1. Garage doors, tires, pallets, or other materials not typically used for the construction of fences.

2. Barbed wire or electrified fence (Except within the A-1, A-P, A-2, R-A and R-R zone districts).

3. Razor or concertina wire in conjunction with a fence or wall, or by itself (except within the A-1, A-P, A-2, R-A and R-R zone districts).

C. Exemptions. The following fences and walls shall be exempt from planning review (a building permit may be required as determined by the Building Official):

1. Retaining Walls. Retaining walls less than 36 inches in height.

2. Residential Fences. Fences located on residential property (privacy fences) constructed in compliance with the standards of this section.

3. Required Fences. Fences and walls required by a state or federal agency, or by the City for public safety.

D. Height Limits and Locations. For all residential zoning districts in the City, each fence or wall (including landscaping used as a screen) shall comply with the height limits and locations shown in Table D-1 (Maximum Height of Fences and Walls in Required Yard Areas).

Table D-1 Maximum Height of Fences and Walls in Required Yard Areas

For lots less than one (1) acre in size	
Location of Fence/Wall/Screen[1]	Maximum Height

Within required front yard area[2]	• 3-1/2 feet (42″) for solid fences/garden walls. • Decorative pilasters (w/cap) & gates (at the crown peak) can not exceed 6 feet.
Within required front yard area[2]	• 5 feet for chain link and wrought-iron fencing. • Decorative pilasters (w/cap) & gates (at the crown peak) can not exceed 6 feet.
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Note #3
For lots greater than one (1) acre in size	
Location of Fence/Wall/Screen[1]	Maximum Height
Within required front yard area[2]	• 6 feet for solid fences/decorative walls. • Decorative pilasters (w/cap) at gate entry can not exceed 7 feet. • Gates (at the crown peak) can not exceed 8 feet.
Within required rear and interior side yard area (along rear and interior property lines)	6 feet
Within required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	Note #3

Notes:

1. Fences, walls, and screening are not required between land uses unless otherwise specified in the Zoning Ordinance. Fences, walls, and screening must also be located outside of any public utility easement, except as authorized by the applicable utility agency.

2. Applies to the entire area in the front yard/setback area of a house, as defined by the front façade.

3. Fences/walls located at intersections of streets, alleys, and driveways must maintain clear visibility as defined by the City Engineer.

(Ord. 79 §§ 3—5, 2013; Ord. 18 § 2, 2008, RCC § 17.172.205)

Contact:

City Clerk: 951-677-7751 x210

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CITY OF WILDOMAR
PC - SPECIAL MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: January 24, 2024

SUBJECT: Plot Plan No. 20-0028 Extension of Time (Marriott/Baxter Village Hotel)

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:

1. Find and determine that the Extension of Time #1 for Plot Plan No. 20-0028 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A THREE (3) YEAR EXTENSION OF TIME TO NOVEMBER 11, 2026 FOR PLOT PLAN NO. 20-0028 TO DEVELOP A 4-STORY, 102-ROOM HOTEL LOCATED AT THE NORTHWEST CORNER OF WILDOMAR TRAIL AND MARGRET LANE (BAXTER VILLAGE), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES CHAPTER 15162

PROJECT DESCRIPTION:

The Planning Commission on October 21, 2020 recommended City Council approval of a major revision to the Baxter Village Mixed-Use project originally approved by City Council on July 13, 2016. The revision (PA 20-0028) was approved by City Council on November 11, 2020 and included the following actions:

1) Supplemental Environmental Impact Report (SEIR) - The Council certified a Supplemental Environmental Impact Report (SCH# 2014121047) and adopted an Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code § 21080(d) and § 21082.2(d).

2) Tentative Parcel Map No. 37941 - The council approved a tentative parcel map to subdivide a 10.25+ acre parcel (APN: 367-180-057) into two (2) lots to accommodate the development of an 84,000 square-foot medical office building and a 102-room hotel on the property.

3) Plot Plan No. 20-0028 (Medical Office Building Site) – The council approved a revised plot plan to replace the approved 74,000 square-foot retail center (PA 14-0002) and construct an 84,000 square-foot medical office building with related on-site/off-site improvements and amenities.

4) Plot Plan No. 20-0028 (Hotel Site) - The council approved a revised plot plan to replace the approved 74,000 square-foot retail center (PA 14-0002) and construct a 102-room hotel building (62,000 square feet) with related on-site/off-site improvements and amenities.
The requested extension of time (EOT) #1 will apply to the Hotel portion of the project. In accordance with Planning Department Condition No. 4, the Applicant was required to begin construction on the proposed Hotel before November 11, 2023, or the plot plan would expire.

The Applicant (Marriott Hotel) did not purchase the property until June 2023, which was not enough time for construction drawings to be prepared and submitted to the City for permit processing. Thus, the extension of time is needed so adequate time may be granted for the hotel developer to develop the project (refer to Attachment E, Justification Letter). Therefore, they have requested a 3-year extension of time (#1 of 3) to November 11, 2026. The Applicant's request for this 1st extension of time was submitted on August 28, 2023, well in advance of the November 11, 2023 expiration date in accordance with Section 17.216.070.B of the WMC. This EOT specifically applies to the hotel portion of the approved plot plan as the medical office building (Kaiser) is already under construction).

Project Location & Surrounding Land Uses:
The project site encompasses approximately 10.25+ acres of the 35-acre project area and is located at the northwest corner of the I-15 freeway and Wildomar Trail (APN: 367-180-066). The hotel portion of the project site is currently vacant and surrounded by residential land to the north and west. There is vacant land to the south and a commercial retail center to its east across the I-15 freeway. For further project details regarding the development plans, refer to Attachment D.

PROJECT ANALYSIS:
CEQA Findings:
In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Supplemental Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP) was certified by the City Council on November 11, 2020, as part of Plot Plan No. 20-0028. A Notice of Determination (NOD) was filed with the State Clearinghouse and Riverside County Clerk on November 12, 2020 within

the prescribed time frame required CEQA. As part of the environmental assessment for the project, the City identified impact areas with potentially significant impacts; however, all significant impacts were mitigated in accordance with CEQA law.

CEQA Guideline 15162 provides that once a Environmental Impact Report is certified for a project, when a subsequent discretionary approval is required for the project the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions stated in Guideline 15162(a) are present (discussed in more detail below), then the lead agency must prepare a subsequent EIR or MND for the project. If none of the conditions stated in Guideline 15162(a) are present, then the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (CEQA Guideline 15162(b)). Guideline 15162(a) requires a subsequent EIR or MND to be prepared if one or more of the following conditions exist:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or MND 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 MND 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 MND was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or MND;
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or MND;
(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 or MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

EOT Findings of Fact for CEQA Determination:
The Planning Commission has evaluated the above criteria and determined that there have been no significant changes in the project since Council approval on November 11, 2020, no

significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no conditions exist that might otherwise require a subsequent EIR, subsequent MND, subsequent ND, or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, it can be concluded with certainty that no additional CEQA documentation is required. Based on this, the Planning Commission hereby makes the following findings in support of this conclusion:

1) Substantial changes are not proposed in the project:

The Applicant is not proposing any technical or physical changes to Plot Plan No. 20-0028 as part of the proposed extension of time. Therefore, no major revisions of the previously adopted EIR/SEIR/MMRP are necessary because there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, resulting from changes to the project.

2) No Substantial Changes to the Project's Circumstances:

No substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously adopted EIR/SEIR/MMRP due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. The proposed 3-year extension of time request being considered for Plot Plan No. 20-0028 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved or plot plan. Further, the City has not been presented with any evidence that the physical setting of the project has substantially changed since the original EIR/SEIR/MMRP was adopted.

3) No New Information of Substantial Importance:

This final element under CEQA Guideline 15162(a) requires a showing that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the original project approval. The City has not been made aware of any new information that was not known and could not have been known at the time the City Council originally certified the Supplemental Environmental Impact Report (SEIR) that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts.

EOT Findings of Fact for Plot Plan No. 20-0028.

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated January 24, 2024 and all evidence and testimony heard at the public meeting for said extension of time for Plot Plan No. 20-0028, the Planning Department recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time for Plot Plan No. 20-0028 remains consistent with the City of Wildomar General Plan.

Evidence: The approved Plot Plan to allow for the proposed 102-room hotel on Parcel 2 of TPM No. 37941 remains consistent with the General Plan land use designation of Commercial Retail (CR). The CR general plan land use designation encourages and allows the development of neighborhood commercial uses such as a hotel. With its proximity to residential neighborhoods in the area and being located along the I-15 corridor, the proposed hotel use will continue to meet the needs of city residents and others, as well as provide jobs. In addition, the hotel will generate transient occupancy tax (TOT) revenue to the City. Further, with its proximity to the nearly constructed 84,000 square-foot Kaiser medical office building, the proposed hotel, once constructed, will meet the needs of Kaiser visitors if overnight stays are needed. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 20-0028 meets this finding. In addition, the proposed hotel use continues to be consistent with the following General Plan policies:

LU 4.1 The proposed 102-room hotel development will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area and is consistent with the City's Commercial Design Guidelines.

LU 6.1 The proposed 102-room hotel development will be developed in accordance with the proposed General Plan land use designations that ensure compatibility and minimizes impacts.

LU 22.1 The proposed 102-room hotel development will accommodate the development of hotel services in an area that is appropriately designated by the General Plan and will support the medical office building on Parcel 1 of TPM No. 37941.

LU 22.10 The proposed 102-room hotel development is designed to consider the surrounding areas to visually enhance the appearance and character of the area, as well following the City's Commercial Design Guidelines.

LU 23.1 The proposed 102-room hotel development is properly located and designated for hotel development in accordance with the General Plan land use category of Commercial Retail (CR).

LU 23.8 The proposed 102-room hotel development is located in a commercially designated area that will provide neighborhood services, jobs and sales tax revenues for the City in accordance with the General Plan.

Finding 2: The approved Plot Plan No. 20-0028 remains in conformance with the requirements of Title 17 (Zoning).

Evidence: The approved Plot Plan to allow for the proposed 102-room hotel on Parcel 2 of TPM No. 37941 remains consistent with the development standards of the C-P-S (Scenic Highway Commercial) zone and Section 17.76 of the Wildomar Municipal Code. The approved site plan for the proposed 102-room hotel was originally evaluated in accordance with these development standards related to setbacks, building height, etc., (refer to the development standards summary table of the staff report for additional detail), and it has been determined that each standard continues to be met and/or exceeded. Further, the design and layout of the project remains consistent with the minimum parking, signage and landscaping standards outlined in Section 17.188, 17.252 and 17.276 of the Zoning Ordinance. Thus, the approved plot plan to allow the proposed 4-story, 102-room hotel building continues to meet the purpose and intent of the C-P-S zone since hotels are allowed and encouraged as a neighborhood commercial use. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 20-0028 meets this finding.

Finding 3: The proposed extension of time for Plot Plan No. 20-0028 does not adversely affect the general health, safety and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety and welfare of the public as the originally approved plot plan remains in compliance with all the required design and development standards of the C-P-S zoning designation. All adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the CR land use designation or the current zoning designation since the project was approved, the original development standards remain the same. Further, the design of the Plot Plan remains in conformance with the City's General Plan and Zoning Ordinance, and the design and construction of all public improvements related to the proposed project will remain as originally conditioned which will continue to protect the general health, safety and welfare of the public. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 20-0028 meets this finding.

Finding 4: The request and fee for the extension was filed prior to the expiration date of the approved plot plan permit.

Evidence: The Applicant submitted the EOT application and paid the required fees on August 28, 2023 well in advance of the November 11, 2023 expiration date. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 20-0028 meets this finding.

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Zoning Ordinance (Title 17)

ATTACHMENTS:

Attach A-PC Resolution 2024-04-final [1-24-24].pdf
Attach B - 20-0028 Original City Council Report [11-11-20].pdf
Attach C - 20-0028 Original Certified SEIR Packet [11-11-20].pdf
Attach D - 20-0028 Approved Hotel Development Plans [11-11-20].pdf
Attach E - EOT#1 Applicant Justification Letter.pdf

ATTACHMENT A

PC Resolution No. 2024-04

PC RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME TO NOVEMBER 11, 2026 FOR PLOT PLAN NO. 20-0028 TO DEVELOP A 4-STORY (102 BED) HOTEL WITHIN THE BAXTER VILLAGE MIXED-USE PROJECT LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-066), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

WHEREAS, an application for an Extension of Time (#1 of 3) for Plot Plan No. 20-0028 to construct a 4-story, 102-room hotel building with related on-site/off-site improvements and amenities was filed by:

Applicant/Owner:	Wildomar DCW, LC (Ron Darling, Geneal Partner)
Project Location:	Northwest corner of I-15 Freeway and Baxter Road
APN:	367-180-066
Project Area:	2.4 acres +/- (Parcel 2 and 3 of TPM No. 37941)

WHEREAS, the Applicant has now submitted a formal extension of time application (PA 23-0113) and paid the required fees on August 28, 2023, in advance of the November 11, 2023 deadline requesting a 3-year extension of time (#1 of 3), thereby, meeting the requirements for an extension of time as outlined in 17.216 of the Wildomar Municipal Code; and

WHEREAS, the City Council, at a duly noticed public hearing on November 11, 2020, upon recommendation of the Planning Commission, approved the proposed Baxter Village Hotel project (Plot Plan 20-0028) to construct a 4-story 102-room hotel building with related on-site/off-site improvements and amenities, including certification of a Supplemental Environmental Impact Report ("SEIR") in accordance with Public Resources Code § 21080(d) and § 21082.2(d); and

WHEREAS, in accordance with Chapter 17.216 of the Wildomar Municipal Code, the Planning Department on January 10, 2024 mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the January 24, 2024 Planning Commission meeting where the Commission would review the proposed 3-year extension of time for Plot Plan No. 20-0028; and

WHEREAS, in accordance with Chapter 17.216 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on January 24, 2024 at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 3-year extension of time for Plot Plan No. 28-0028, and at which time the Planning Commission received public testimony concerning the extension of time.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Supplemental Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP) was certified by the City Council on November 11, 2020, as part of Plot Plan No. 20-0028. A Notice of Determination (NOD) was filed with the State Clearinghouse and Riverside County Clerk on November 12, 2020 within the prescribed time frame required CEQA. As part of the environmental assessment for the project, the city identified impact areas with potentially significant impacts; however, all significant impacts were mitigated in accordance with CEQA law.

CEQA Guideline 15162 provides that once an Environmental Impact Report (EIR) is certified for a project, when a subsequent discretionary approval is required for the project the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions stated in Guideline 15162(a) are present (discussed in more detail below), then the lead agency must prepare a subsequent EIR or Mitigated Negative Declaration (MND) for the project. If none of the conditions stated in Guideline 15162(a) are present, then the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (CEQA Guideline 15162(b)). Guideline 15162(a) requires a subsequent EIR or MND to be prepared if one or more of the following conditions exist:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or MND 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 MND 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 MND was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or MND;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or MND;

(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 or MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

EOT Findings of Fact for CEQA Determination:

The Planning Commission has evaluated the above criteria and determined that there have been no significant changes in the project since Council approval on November 11, 2020, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no conditions exist that might otherwise require a subsequent EIR, subsequent MND, subsequent ND, or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, it can be concluded with certainty that no additional CEQA documentation is required, and Planning Commission hereby makes the following findings in support of this conclusion:

1) *Substantial changes are not proposed in the project:*
The Applicant is not proposing any technical or physical changes to Plot Plan No. 20-0028 as part of the proposed extension of time. Therefore, no major revisions of the previously adopted EIR/SEIR/MMRP are necessary because there are no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, resulting from changes to the project.

2) *No Substantial Changes to the Project's Circumstances:*
No substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously adopted EIR/SEIR/MMRP due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. The proposed 3-year extension of time request being considered for Plot Plan No. 28-0028 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved or plot plan. Further, the city has not been presented with any evidence that the physical setting of the project has substantially changed since the original EIR/SEIR/MMRP was adopted.

3) *No New Information of Substantial Importance:*
This final element under CEQA Guideline 15162(a) requires a showing that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time of the original project approval. The City has not been made aware of any new information that was not known and could not have been known at the time the

City Council originally certified the Supplemental Environmental Impact Report (SEIR) that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts.

SECTION 2. EOT FINDINGS OF FACT FOR PLOT PLAN NO. 20-0028.

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated October 18, 2023 and all evidence and testimony heard at the public meeting for said extension of time for Plot Plan No. 20-0028, the Planning Department recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time for Plot Plan No. 20-0028 remains consistent with the City of Wildomar General Plan.

Evidence: The approved Plot Plan to allow for the proposed 102-room hotel on Parcel 2 of TPM No. 37941 remains consistent with the General Plan land use designation of Commercial Retail (CR). The CR general plan land use designation encourages and allows the development of neighborhood commercial uses such as a hotel. With its close proximity to residential neighborhoods in the area and being located along the I-15 corridor, the proposed hotel use will continue to meet the needs of city residents and others, as well as provide jobs. In addition, the hotel will generate transient occupancy tax (TOT) revenue to the City. Further, with its close proximity to the nearly constructed 84,000 square-foot Kaiser medical office building, the proposed hotel once constructed will meet the needs of Kaiser visitors if overnight stays are needed. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 28-0028 meets this finding. In addition, the proposed hotel use continues to be consistent with the following General Plan policies:

LU 4.1 The proposed 102-room hotel development will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area and is consistent with the City's Commercial Design Guidelines.

LU 6.1 The proposed 102-room hotel development will be developed in accordance with the proposed General Plan land use designations that ensure compatibility and minimizes impacts.

LU 22.1 The proposed 102-room hotel development will accommodate the development of hotel services in an area that is appropriately designated by the General Plan and will support the medial office building on Parcel 1 of TPM No. 37941.

LU 22.10 The proposed 102-room hotel development is designed to consider the surrounding areas to visually enhance the appearance and character of the area, as well following the City's Commercial Design Guidelines.

LU 23.1 The proposed 102-room hotel development is properly located and designated for hotel development in accordance with the General Plan land use category of Commercial Retail (CR).

LU 23.8 The proposed 102-room hotel development is located in a commercially designated area that will provide neighborhood services, jobs and sales tax revenues for the City in accordance with the General Plan.

Finding 2: The approved Plot Plan No. 20-0028 remains in conformance with the requirements of Title 17 (Zoning) of the WMC.

Evidence: The approved Plot Plan to allow for the proposed 102-room hotel on Parcel 2 of TPM No. 37941 remains consistent with the development standards of the C-P-S (Scenic Highway Commercial) zone and Section 17.76 of the Wildomar Municipal Code. The approved site plan for the proposed 102-room hotel was originally evaluated in accordance with these development standards related to setbacks, building height, etc., (refer to the development standards summary table of the staff report for additional detail), and it has been determined that each standard continues to be met and/or exceeded. Further, the design and layout of the project remains consistent with the minimum parking, signage and landscaping standards outlined in Section 17.188, 17.252 and 17.276 of the Zoning Ordinance. Thus, the approved plot plan to allow the proposed 4-story, 102-room hotel building continues to meet the purpose and intent of the C-P-S zone since hotels are allowed and encouraged as a neighborhood commercial use. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 28-0028 meets this finding.

Finding 3: The proposed extension of time for Plot Plan No. 20-0028 does not adversely affect the general health, safety and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety and welfare of the public as the originally approved plot plan remains in compliance with all the required design and development standards of the C-P-S zoning designation. All adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the CR land use designation or the current zoning designation since the project was approved, the original development standards remain the same. Further, the design of the Plot Plan remains in conformance with the City's General Plan and Zoning Ordinance, and the design and construction of all public improvements related to the proposed project will remain as originally conditioned which will continue to protect the general health, safety, and welfare of the public. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 28-0028 meets this finding.

Finding 4: The request and fee for the extension was filed prior to the expiration date of the approved plot plan permit.

Evidence: The Applicant submitted the EOT application and paid the required fees on August 28, 2023 well in advance of the November 11, 2023 expiration date. Considering these facts, the proposed request for a 3-year extension of time to November 11, 2026 for Plot Plan No. 28-0028 meets this finding.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 2023-25 approving a 3-year extension of time (#1 of 3) to November 11, 2026 for Plot Plan No. 20-0028, subject to the conditions of approval adopted by the City Council on November 11, 2020 and as updated herein and attached to this resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 24th day of January, 2024 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chair

ATTEST:

_____
Matthew C. Bassi
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

EXHIBIT 1

CONDITIONS OF APPROVAL FOR PLOT PLAN 28-0028

ATTACHMENT A - EXHIBIT 1 BAXTER VILLAGE REVISED PLOT PLAN HOTEL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 20-0028 (Hotel Plot Plan)			
Applicant: Glen Daigle, Wildomar DCW, LP - APN: 367-180-057			
~~**Plot Plan 20-0028 Approval Date: Nov. 11, 2020**~~ ***Plot Plan 20-0028 EOT#1 Approval Date: Jan. 24, 2024***	~~**Plot Plan 20-0028 Expiration Date: Nov. 11, 2023**~~ ***Plot Plan 20-0028 EOT #1 Expiration Date: Nov. 11, 2026***		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General / Standard Conditions			
1. ~~In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days (11/18/20) of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$3,393.25**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee shall be provided to the Planning Department prior to the City Council meeting and is broken down as follows:~~ ~~**a. California Department of Fish and Wildlife = $3,343.25**~~ ~~**b. Riverside County Clerk Administrative Fee = $50.00**~~	~~November 18, 2020~~	~~Planning Department~~	Matthew Bassi
2. *The Applicant shall sign below verifying "Acceptance of the Conditions of Approval" for Plot Plan No. 20-0028 EOT #1 and submit the signed page to the Wildomar Planning Department within 2 weeks of the Planning Commission approval.* *Applicant Signature* *Date*	*February 7, 2024*	*Planning Department*	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
3.	The Applicant shall indemnify, protect, defend, and hold harmless, the City of Wildomar, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys'	Ongoing	Planning Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	All "applicable" conditions of approval from Plot Plan No. 14-0002 (Baxter Village Mixed-Use project) shall remain in full force and effect throughout the life of this project.	On-Going	Planning Department	
5.	Prior to the issuance of grading permits, or building permits, or certificate of occupancy, the applicant shall pay all applicable and current Development Impact Fees (DIF) and City Mitigation Fees as determined by the Building and Engineering departments, including but not limited to, regional fees such TUMF, MSHCP, K-Rat fees, School Fees, etc. in accordance with the timing outlined in Title 3 of the WMC.	Prior to the issuance of grading permits, or building permits, or certificate of occupancy as applicable	Planning & Building Departments	
6.	The Applicant shall comply with the requirements of Chapter 3.36 (Transient Occupancy Tax) The Hotel operator renting occupancy to guests shall register the hotel with the Tax Collector in accordance with local/state laws and obtain from him or her a transient occupancy registration certificate to be at all times posted in a conspicuous place on the premises. The certificate shall, among other things, state the following:	Prior to Occupancy Permits	Planning & Finance Departments	

ATTACHMENT A - EXHIBIT 1 BAXTER VILLAGE REVISED PLOT PLAN HOTEL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 20-0028 (Hotel Plot Plan)			
Applicant: Glen Daigle, Wildomar DCW, LP - APN: 367-180-057			
~~**Plot Plan 20-0028 Approval Date: Nov. 11, 2020**~~ ***Plot Plan 20-0028 EOT#1 Approval Date: Jan. 24, 2024***	~~**Plot Plan 20-0028 Expiration Date: Nov. 11, 2023**~~ ***Plot Plan 20-0028 EOT #1 Expiration Date: Nov. 11, 2026***		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	A. The name of the operator; B. The address of the hotel; C. The date upon which the certificate was issued; D. This Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of the Uniform Transient Occupancy Tax Ordinance by registering with the Tax Collector for the purpose of collecting from transients and remitting said tax to the Tax Collector. This certificate does not authorize any person to conduct any unlawful business or to conduct any lawful business in an unlawful manner, nor to operate a hotel without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of this City. This certificate does not constitute a permit."			
7.	*Approval of EOT #1 for Plot Plan No. 20-0028 (Hotel) shall expire on November 11, 2026 if grading and/or building permits have not been issued and substantial construction work has not commenced on the project. The Applicant may apply in writing for a 2nd Extension of Time (EOT), if needed, for approval of the Planning Commission in accordance with Section 17.216.070 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department prior to the expiration date listed above.*	*November 11, 2026*	*Planning Department*	
8.	~~In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~February 11, 2021~~	~~Planning Department~~	Matthew Bassi

ATTACHMENT A - EXHIBIT 1 BAXTER VILLAGE REVISED PLOT PLAN HOTEL PROJECT - CONDITIONS OF APPROVAL			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
9.	*Within 60 days of approval of EOT #1 for Plot Plan 20-0028 (Hotel) by the Planning Commission, the Applicant shall pay any outstanding deposit account balances for said EOT. Failure to pay the outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.*	*March 24, 2024*	*Planning Department*	
10.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
11.	The project shall be developed in accordance with the approved revised plot plan (PA 20-0028) approved by the City Council on November 11, 2020. The Applicant may request a Substantial Conformance or a Revised Permit to the approved project, if desired, in accordance with the procedures outlined in Section 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	
12.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Dept.	
13.	All grading shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Dept.	On-Going	Planning & Engineering Depts.	

~~Plot Plan 20-0028 Approval Date: Nov. 11, 2020~~ *Plot Plan 20-0028 EOT#1 Approval Date: Jan. 24, 2024*	~~Plot Plan 20-0028 Expiration Date: Nov. 11, 2023~~ *Plot Plan 20-0028 EOT #1 Expiration Date: Nov. 11, 2026*		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
14. Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Planning & Engineering Depts.	
15. The Applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Planning Department	
16. The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Section 8.64 of the WMC.	On-Going	Planning Department	
17. As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	
18. The Applicant shall provide EV charging stations throughout the parking lot at designated locations consistent with the hotel building plot plan and the requirements of the State Cal Green Building Code.	On-Going	Planning & Building Departments	
19. If human remains are encountered during grading activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made	On-Going	Planning & Public Works Depts.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.			
20.	The proposed Project shall comply with the requirements of Chapter 9.48 of the WMC relating to noise.	On-Going	Planning Department	
21.	City of Wildomar Municipal Code Chapter 8.28, *Fire Code*, requires adherence to California Fire Code Chapter 49, which cites specific requirements for wildland-urban interface areas.	On-Going	Building and Riverside County Fire Department	
22.	City of Wildomar Municipal Code Chapter 8.28, Fire Code, requires compliance with the 2022 California Building Code (or most current version) and the 2022 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations).	On-Going	Building and Riverside County Fire Department	
23.	As required by Municipal Code section 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure sufficient emergency access.	On-Going	Building and Riverside County Fire Department	
24.	As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego	On-Going	Public Works Department	

	Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.				
25.	As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with all applicable requirements for undergrounding utilities per this code section. Exceptions may be applied for as allowed in accordance with the WMC.		On-Going	Public Works Department	
26.	As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.		On-Going	Public Works Department	
CEQA / Supplemental Environmental Impact Report (SEIR) Mitigation Measures:					
27.	All applicable Mitigation Measures from the EIR (SCH #2014121047) certified by the City Council on July 13, 2016 remain in full force and effect for Tentative Parcel Map No. 37941.		On-Going	Planning Dept.	
5.1 - Air Quality					
28.	**Mitigation Measure 4.3.6.1A**	All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	During Grading Operations	City of Wildomar Planning Department, City of Wildomar Public Works Department	

	Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
29.	**Mitigation Measure 4.3.6.1B**	Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	Prior to Issuance of Grading Permits	City of Wildomar Planning Department	
30.	**Mitigation Measure 4.3.6.1C**	During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.	During Grading Operations	City of Wildomar Planning Department	
31.	**Mitigation Measure 4.3.6.3A**	Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):	Prior to the Issuance of Building Permits	City of Wildomar Planning Department, City of Wildomar Building and Safety Department	

		○ Increase in insulation such that heat transfer and thermal bridging is minimized; ○ Limit air leakage through the structure and/or within the heating and cooling distribution system; ○ Use of energy-efficient space heating and cooling equipment; ○ Installation of electrical hook-ups at loading dock areas; ○ Installation of dual-paned or other energy efficient windows; ○ Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; ○ Installation of automatic devices to turn off lights where they are not needed; ○ Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; ○ Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; ○ Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and			

		Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
		○ Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.			
32.	**Mitigation Measure 4.3.6.3E**	Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site.	Prior to Issuance of First Certificate of Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
33.	**AQ-1**	For equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.	During Construction Activities	City of Wildomar Planning Department	
5.2 – Greenhouse Gas Emissions					
34.	**See Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A from Section 5.1, Air Quality, above.**		During Grading Operations	City of Wildomar Planning Department, City of Wildomar Public Works Department	
5.4 – Transportation					

		Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
35.	**Mitigation Measure 4.16.6.1A**	ildomar Trail (formerly Central Street/Baxter Road) intersection #3: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for the hotel or medical office building or any other development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour trips at this intersection: ○ Install a traffic signal. ○ Restripe the southbound shared through-right turn lane as a left turn lane and construct a right turn lane. ○ Construct an eastbound left turn lane. ○ Construct a westbound right turn lane. Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM outbound trips, or the intersection improvements shall be required prior to occupancy.	Prior to Issuance of Certificate of Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
36.	**Mitigation Measure 4.16.6.1C**	Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading	Prior to the Issuance of Grading Permits	City of Wildomar Planning Department, City of Wildomar	

		permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.		Public Works Department	
37.	**TDM Strategy #1: Increase Diversity of Land Uses**	The 2016 EIR evaluated a project that includes 66 single family detached residential dwelling units and 204 multi-family dwelling units. The Modified Project includes a 102-room hotel and 84,000 square feet (sf) of MOB. In order for the reductions to apply to the total VMT, at least three of the following will be located on or off-site within ¼ mile of the Project: Residential Development, Retail Development, Park, Open Space, or Office. The Modified Project includes residential, hotel and office in the development plan. The proposed colocation of varied residential, hotel and office uses within ¼ mile proximity together with supporting amenities would tend to decrease the propensity for vehicle travel for local residents. The implementation of this strategy could reduce commute VMT by 0 to 12 percent.	Prior to Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
38.	**TDM Strategy #2: Provide Pedestrian Network**	Pedestrian connections such as a sidewalk and/or trail will be provided to surrounding areas, and along Baxter Road, consistent with the City's General Plan and roadway development standards. Providing a pedestrian access network to link areas of the project	Prior to Occupancy	City of Wildomar Planning Department, City of Wildomar	

	Improvements	site provides an opportunity for people to walk instead of drive. The project includes a pedestrian access network that internally links all uses (residential, MOB, hotel) and connects to all existing or planned external streets and pedestrian facilities adjacent to the project site. Implementation of this strategy could reduce commute VMT by 0.5 to 5.7 percent.		Public Works Department	
39.	**TDM Strategy #3: Provide Traffic Calming Measures**	Traffic calming measures within the parking and roadways of the Modified Project would reduce vehicle speeds making it more pleasant for pedestrians and cyclists. the final site design to encourage pedestrian and bicycle activity. Implementation of this strategy could reduce commute VMT by 0 to 1.7 percent.	Prior to Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
8.3 - Biological Resources					
40.	**Mitigation Measure 4.4.6.1A**	Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future. the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required. burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional	Thirty Days Prior to Ground Disturbance	City of Wildomar Planning Department	

		Conservation Authority (RCA), and the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements: ○ The locations of the nests and the owls proposed for relocation. ○ The locations of the proposed relocation sites. ○ The numbers of adult owls and juveniles proposed for relocation ○ The time of year when relocation is proposed to take place. ○ The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates or the relocated owls), and relevant permits held. ○ A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site. ○ A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).			

		○ Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-terms retention on the relocation site.			
41.	**Mitigation Measure 4.4.6.2A**	Prior to ground disturbance or issuance of a grading permit, impacts to 0.36 acre of southern willow scrub/eucalyptus woodland (including 0.33 acre on site and 0.03 acre off site) and 0.10 acre of southern riparian scrub (off site) shall be compensated for by the developer providing no less than a 1:1 ratio of off-site land within the Santa Margarita Watershed or an adjacent watershed to be acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an established off-site mitigation bank or in-lieu fee program. Purchase of mitigation credits shall occur prior to any impacts to the southern willow scrub/eucalyptus woodland or southern riparian scrub habitats. Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat within the Santa Margarita Watershed or an adjacent watershed pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to the southern willow scrub/eucalyptus woodland and southern riparian	Prior to Ground Disturbance or Issuance of a Grading Permit	City of Wildomar Planning Department	

		scrub habitats, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the affected habitat.			
42.	**Mitigation Measure 4.4.6.3A**	ior to the issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 404 permit from the RQQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code form the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: ○ Off-site replacement and/or restoration of USACE/RWQCB jurisdictional "waters of the U.S." or "waters of the State" within the Santa Margarita Watershed at a ratio of no less than 1:1 or within an adjacent watershed at a ratio of no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in	Prior to the Issuance of any Grading Permit for Permanent Impacts in Either On-site or Off-site Jurisdictional Features	City of Wildomar Planning Department	

		perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area. ○ Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area. ○ Approval of a project-specific Determination of a Biologically Equivalent or Superior Preservation (DBESP) report by the resource agencies as appropriate and consistent with established MSHCP procedures.			
43.	**Mitigation Measure 4.4.6.4A**	Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of	Outside of nesting season (February 1 to September 15), or Prior to Issuance of	City of Wildomar Planning Department	

		potentially occurring native and migratory bird species generally February 1 to September 15). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the MBTA or CFGC are present in the construction zone. If active nests of these species are found, the developer shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected songbird nests. In the event of no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, Mitigation Measure 4.4.6.4B shall also apply.	Grading Permits if during Nesting Season		
44.	**Mitigation Measure 4.4.6.4B**	If it is determined that project-related grading or construction will affect nesting special status avian species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.4A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.	After it has been Determined by a Qualified Biologist that the Nest/Burrow is no Longer Active	City of Wildomar Planning Department	

	Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
8.4 - Cultural Resources					
45.	**Mitigation Measure 4.5.6.1A**	At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe if grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	Thirty Days Prior to Seeking Grading Permit	City of Wildomar Planning Department	
46.	**Mitigation Measure 4.5.6.1B**	Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Prior to the Issuance of a Grading Permit	City of Wildomar Planning Department	
47.	**Mitigation Measure 4.5.6.1C**	Prior to issuance of any grading permit, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in	Prior to the Issuance of a Grading Permit	City of Wildomar Planning Department	

		consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor and a Pechanga Tribal monitor to be present and to have the authority to temporarily stop and redirect grading activities in order to evaluate the significance of any archaeological and cultural resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.			
48.	**Mitigation Measure 4.5.6.1D**	If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist, and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The City Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and	During Grading Activities, if Subsurface Archaeological/Cultural Resources are Discovered	City of Wildomar Planning Department	

		practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Wildomar City Council.			
49.	**Mitigation Measure 4.5.6.1E**	All cultural materials, that are collected during the grading monitoring program and, if applicable, from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods, and human remains which will be addressed in the Treatment Agreement required in Mitigation Measure 4.5.6.1A shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	During Grading and Excavation Activities	City of Wildomar Planning Department	
50.	**Mitigation Measure 4.5.6.1F**	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to	If Human Remains are Encountered	City of Wildomar Planning Department	

		be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure 4.5.6.1A.			
51.	**CUL-1**	It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	If Human Remains are Encountered	City of Wildomar Planning Department	
8.6 - Geology and Soils					
52.	**Mitigation Measure 4.6.6.1A**	The developer shall implement the seismic design recommendations of the project geotechnical assessment conducted by Geocon West, Inc. dated March 26, 2015 (revised). These site-specific	During Project Grading and Construction	City of Wildomar Planning Department	

		recommendations shall be incorporated as appropriate into project building plans, project grading, etc.			
53.	**Mitigation Measure 4.5.6.2A**	If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Wildomar. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued.	If Paleontological Resources are Discovered During Project Grading	City of Wildomar Planning Department	
54.	**Mitigation Measure 4.5.6.2B**	A qualified paleontologist shall be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification of a trained professional.	Prior to Ground Disturbance	City of Wildomar Planning Department	

ATTACHMENT A - EXHIBIT 1 BAXTER VILLAGE REVISED PLOT PLAN HOTEL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 20-0028 (Hotel Plot Plan)			
Applicant: Glen Daigle, Wildomar DCW, LP - APN: 367-180-057			
~~**Plot Plan 20-0028 Approval Date: Nov. 11, 2020**~~ ***Plot Plan 20-0028 EOT#1 Approval Date: Jan. 24, 2024***	~~**Plot Plan 20-0028 Expiration Date: Nov. 11, 2023**~~ ***Plot Plan 20-0028 EOT #1 Expiration Date: Nov. 11, 2026***		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
8.7 - Hazards and Hazardous Materials			
55. **Mitigation Measures 4.8.6.1A** Prior to grading, evidence of the existence or absence of a septic tank and/or water well shall be identified. If a septic tank and/or water well is present onsite, it will be removed and disposed of by a licensed contractor under the direction of the Riverside County Health Department.	Prior to Grading	City of Wildomar Planning Department	
8.10 - Noise			
56. **Mitigation Measure 4.12.6.1A** A construction noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan shall identify the location of construction equipment and activity, proximity to identified noise receptors, and demonstrate either a minimum 10 dBA reduction in noise levels off-site, or that noise levels would not exceed 85 dBA at any time when measured at the nearest property line of noise receptors. Methods to mitigate construction noise may include (but shall not be limited to): ○ Install temporary noise control barriers, or equally effective noise protection measures. The noise barriers shall be maintained, and any damage promptly repaired. Noise control barriers and associated elements shall be completely removed, and the site appropriately restored upon the conclusion of the construction activity.	Prior to Start of Construction	City of Wildomar Planning Department	

		○ During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site. ○ The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise-sensitive receivers nearest the project site during all project construction.			
57.	**Mitigation Measure 4.12.6.2A**	To satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria, lots facing the I-15 Freeway will require a Noise Level Reduction (NLR) of up to 27.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). Specific window recommendations will be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details. The preliminary interior noise analysis indicates that in order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project shall provide the following noise mitigation measures:	During Building Construction	City of Wildomar Planning Department	

		○ **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum STC of 32. ○ **Exterior Walls:** Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 × 4 studs or greater, 16" o.c. with R13 insulation, a minimum ⅞" exterior surface of cement plaster and a minimum interior surface of ½" gypsum board. ○ **Doors:** All exterior doors shall be well weather-stripped solid core assemblies at least 1¾" thick. ○ **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least ½" thick. Insulation with at least a rating of R-19 shall be used in the attic space. ○ **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code. ○ **Landscaping**: A screen of planting containing predominantly evergreen tree and shrub species			

		between the property and the freeway will help to reduce noise and visual impacts associated with freeway vehicle movement.			
8.14 - Tribal and Cultural Resources					
58.	**TRI-1: Inadvertent Archeological Find**	If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate	During Ground Disturbing Activities	City of Wildomar Planning Department	

		mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property, so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Locations Condition. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project Archaeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.			

		Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project Archaeologist, and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.			
59.	**TRI-2**: **Cultural Resources Disposition**	In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Wildomar Planning Department:	During Grading Activities	City of Wildomar Planning Department	

		i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner			

		at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.			

	Conditions of Approval		**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
60.	**TRI-3**: **Archeologist Retained**	Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation	Prior to Issuance of a Grading Permit	City of Wildomar Planning Department	

		pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction			

		personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.			
61.	**TRI-4**: **Native American Monitoring (Pechanga)**	Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of	During Ground-Disturbing Activities	City of Wildomar Planning Department	

		cultural resources, in coordination with the Project Archaeologist.			
62.	**TRI-5**: **Native American Monitoring (Soboba)**	Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	During Ground-Disturbing Activities	City of Wildomar Planning Department	
63.	**TRI-6**: **Archeology Report - Phase III and IV**	Prior to final inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity	Prior to Final Inspection	City of Wildomar Planning Department	

		training for the construction staff held during the pre-grade meeting. The Planning Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).			
Prior to the Issuance of Grading Permits					
64.		Prior to the issuance of a grading permit, an Oak Tree Mitigation Plan, (OTMP) prepared by a certified arborist, registered professional forester, botanist, or landscape architect shall be submitted for review and approval by the Planning Director. The OTMP shall include the following: 1) A survey showing the location of oak trees 5 inches or more in diameter at breast height (DBH), as defined by Public Resources Code Section 21083.4(a). 2) The removal of all oak trees 5 inches or more DBH height shall be mitigated. Removal shall be mitigated by planting (or replanting) and maintaining oak trees. A minimum of three native oak trees of 5 gallons or larger size shall be planted for each oak tree removed that is greater than or equal to 5 inches DBH. The trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation	Prior to Issuance of Grading Permits	Planning Department	

	Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Replanted oak trees shall be maintained for a period of seven years after they are planted. If any of the replanted oak trees die or become diseased, they shall be replaced and maintained for seven years after the new oak trees are planted. 3) A replanting schedule and diagram for trees removed or encroached upon by the project shall be submitted to and approved by the City. Replanted trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Trees planted shall be protected from livestock and other animals. 4) Oak tree protection measures for trees to be retained within the project site shall be included in construction specifications. Each oak tree to be preserved shall be surrounded by a tree zone identified by the drip-line of the tree. An orange plastic fence or other suitable type of fence shall be used to identify the tree zone during construction activities. No vegetation removal, soil disturbance, or other development activities shall occur within the tree zone in order to protect root systems and minimize compaction of the soil, unless authorized by the Oak Tree Mitigation Plan.			
65.	Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), including payment of the MSHCP Local Development Mitigation Fee and Best	Prior to Issuance of Grading Permits	Planning Department	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Management Practices (specifically Appendix C, Standard Best Management Practices, of the MSHCP).			
66.	Prior to the issuance of a grading permit for Plot Plan No. 20-0028 (Hotel) (i.e., Hotel), the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning Department, including on-site and public right-of-way and a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD's Water Efficient Landscape Standards as adopted by the City Council on November 12, 2015. The landscape plans shall include the following: a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger. b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans. c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post	Prior to Issuance of Grading Permits	Planning Department	

	indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors). d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation. e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (6" curb with a 12" wide by 4" deep reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations. f) All plants within the detention basin shall be California native. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore). The shrubs shall include *Heteromeles arbutifolia* (toyon) or as approved by the City Landscape Architect per the project landscape plans. g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect. h) The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas. i) All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter,			

	soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments. j) No plant materials that could freeze, damage paving, or have thorns are allowed. k) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting. l) Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457. m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. n) The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.			
67.	Prior to the issuance of the 1st grading permit on the property, the applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. The request for a haul permit shall	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.			
68.	Prior to the issuance of the 1st grading permit for the hotel site, the applicant shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
Prior to Issuance of Building Permits				
69.	Prior to the issuance of the building permits, the Applicant shall prepare a comprehensive sign program. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code, and be approved by the Planning Department prior to the issuance of a building permit. *The signs shown within the approved development plans are considered illustrative only and are not approved for construction.*	Prior to Issuance of Building Permits	Planning Department	
70.	Prior to the issuance of the building permits, the applicant shall submit for review and approval by the Planning Department an exterior lighting/security lighting plan/photometric survey. Said lighting plan	Prior to Issuance of Building Permits	Planning & Building Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.			
Prior to Issuance of a Certificate of Occupancy				
71.	Prior to the issuance of a Certificate of Occupancy permit, the Applicant shall provide a Performance Securities, in the amount determined by the City Landscape Architect and Planning Director, to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of eighteen months (1-1/2 years) from the date of final clearance of the installed landscaping. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released eighteen months (1-1/2 years) after final clearance of the installed landscaping by the City. A deposit in the amount determined by the City Landscape Architect and Planning Director, to cover re-inspection of the landscaping at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
72.	Prior to the issuance of the final Certificate of Occupancy permit, all required onsite landscape planting and irrigation improvements for the planning area shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	

~~Plot Plan 20-0028 Approval Date: Nov. 11, 2020~~ *Plot Plan 20-0028 EOT#1 Approval Date: Jan. 24, 2024*	~~Plot Plan 20-0028 Expiration Date: Nov. 11, 2023~~ *Plot Plan 20-0028 EOT #1 Expiration Date: Nov. 11, 2026*		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
73. Prior to the Issuance of the final Certificate of Occupancy permit, all Planning Department conditions listed herein shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	
74. Prior to the Issuance of the final Certificate of Occupancy permit, all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written verification from County Fire that all applicable conditions have been met.	Prior to final Certificate of Occupancy	Planning Dept.	
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Requirements/Conditions			
1. The project shall comply with all conditions of approval for Tentative Parcel Map No. 37941 to the satisfaction of the City Engineer.	Prior to Issuance of any permits	Public Works Dept.	
2. The project shall comply with all mitigation measures identified in the approved Traffic Impact Analysis (TIA); this is to include Transportation Demand Management mitigation as identified within the TIA to reduce Vehicle Miles Traveled (VMT) consistent with the intent of SB 743 and to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	
3. The Developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Public Works Dept.	

~~Plot Plan 20-0028 Approval Date: Nov. 11, 2020~~ *Plot Plan 20-0028 EOT#1 Approval Date: Jan. 24, 2024*	~~Plot Plan 20-0028 Expiration Date: Nov. 11, 2023~~ *Plot Plan 20-0028 EOT #1 Expiration Date: Nov. 11, 2026*		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
4. No grading shall be performed without the prior issuance of a grading permit by the City.	Prior to Issuance of Grading Permits/On-Going	Public Works Dept.	
5. Prior to issuance of any permits, the Developer shall provide a current Title Report and show all easements, rights-of-way, and encumbrances to the satisfaction of the Public Works Director. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by City Council. If the Developer is different than the owner identified in the Title Report, then a notarized letter authorizing the Developer to improve the property shall be provided	Prior to Issuance of any permits	Public Works Dept. Building Dept.	
6. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. The Developer shall obtain a grading permit from the Building Department for any grading which includes 50 or more cubic yards.	On-Going	Public Works Dept. Building Dept.	
7. All necessary measures to control dust shall be implemented by the Developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	Prior to Issuance of Grading Permits/On-Going	Public Works Dept.	
8. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area.	On-Going	Public Works Dept.	
9. Grading in excess of 199 cubic yards will require a grading agreement and a performance security to be posted with the City. Grading	On-Going	Public Works Dept.	

	Agreements require City Council Approval unless authority is delegated to the City Engineer.			
10.	The Developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works Dept.	
11.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Public Works Dept.	
12.	For commercial/industrial projects, the Developer shall submit a Business Registration application to the city for approval. The Business Registration shall indicate that this business in required to submit a Stormwater Compliance Deposit to the City for ongoing Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The Developer shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.	On-Going	Public Works Dept.	
13.	The Developer shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available	On-Going	Public Works Dept.	

	on the Riverside County Flood Control and Water Conservation District's website. .			
14.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Public Works Dept.	
15.	The project shall include recycling facilities per current California State Standards and to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	
16.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	
17.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition for required improvements, including any costs associated with the eminent domain process, if necessary.	On-Going	Public Works Dept.	
18.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with	Prior to Issuance of a Grading Permit/On-Going	Public Works Dept. Planning Dept.	

	additional shrubs or trees or as approved by the City Engineer and City Planner.			
19.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Public Works Dept.	
20.	The Developer shall annex into the City's Community Facility District (CFD Services) and/or Landscape Lighting & Maintenance District and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the Developer shall de-annex from said assessment/benefit district.	Prior to issuance of a Building Permit	Public Works Dept.	
21.	The Developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Public Works Dept.	
22.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Public Works Dept.	
23.	Improvement Plans for underground utilities (e.g. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances,	On-Going	Public Works Dept.	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	uses and future plans within the right of way." The plans shall be attached to a City Encroachment Permit.			
24.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the Developer shall pay the appropriate fees to RCFCD.	On-Going	Public Works Dept.	
25.	Prior to issuance of an encroachment permit, the Developer shall submit traffic control plans for approval for construction located in a public right of way to ensure the continued flow of traffic during construction. Bonds/sureties to include costs for traffic control implementation.	Prior to Issuance of an Encroachment Permit	Public Works Dept.	
Prior to the Issuance of Grading Permits				
26.	Prior to issuance of a grading permit, the Developer shall submit a grading and erosion control plan for review and approval by the City Engineer.	Prior to Issuance of a Grading Permit	Public Works Dept.	
27.	Prior to issuance of a grading permit, the Developer shall submit drainage plans for review and approval by the City Engineer.	Prior to Issuance of a Grading Permit	Public Works Dept.	
28.	The Developer shall submit a geotechnical soils report to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Public Works Dept.	

29.	Prior to the issuance of a grading permit, it shall be the sole responsibility of the Developer to obtain any and all easements and/or permissions necessary to perform grading and or install facilities outside the project boundaries. A notarized letter of permission or copy of recorded easements from all affected property owners shall be submitted to the Public Works Department.	Prior to Issuance of a Grading Permit	Public Works Dept.	
30.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Public Works Dept.	
31.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Public Works Dept.	
32.	The Developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an environmentally approved site.	Prior to Issuance of a Grading Permit	Public Works Dept.	
33.	When import/export of earthwork is required, Developer shall obtain approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval, prior to issuing a grading permit.	Prior to Issuance of a Grading Permit	Public Works Dept.	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
34.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Public Works Dept.	
35.	Prior to the issuance of a grading permit, the Developer shall submit a Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Developer shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way unless otherwise approved by the City Engineer. The Developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the following hydromodification criteria for the project site: "The runoff flow rate, volume, velocity, and duration for the post development condition of the Priority Development Project do not exceed the pre-development (i.e. naturally occurring) condition for the 2-year, 24 hour and 10-year, 24-hour rainfall events. This condition must be substantiated by hydrologic modelling acceptable to City of Wildomar."	Prior to Issuance of a Grading Permit	Public Works Dept.	

36.	If this project is within a priority land use as defined by California Regional Water Quality Control Board San Diego Region Order No. R9-2017-0077 (Trash Amendments), it will be required to install, operate, and maintain full trash capture systems for all storm drains within or adjacent to the project. The Final WQMP shall include the design, specifications, and operation/maintenance procedures of the trash capture systems. The trash capture systems must comply with the Trash Amendments. Trash capture systems that will require City maintenance must receive approval from the City Engineer for their use, prior to acceptance of the final WQMP, and shall be included in the Community Facilities District (CFD) maintenance costs.	Prior to Issuance of a Grading Permit	Public Works Dept.	
37.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the Developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Developer needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.	Prior to Issuance of a Grading Permit	Public Works Dept.	
38.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Public Works Dept.	
39.	The Developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic	Prior to Issuance of a Grading Permit	Public Works Dept.	

	and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
40.	Prior to issuance of a grading permit, Developer shall obtain permits/agreements or authorizations from US Army Corps,	Prior to Issuance of a Grading Permit	Public Works Dept	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Department of Fish and Wildlife and Regional Water Quality Control Board for project impacts to jurisdictional areas located within the project limits.			
41.	Prior to issuance of a grading permit, Developer shall obtain permits/agreements or authorizations from Caltrans for offsite grading and drainage facilities or any other construction located within the Caltrans right of way.	Prior to Issuance of a Grading Permit	Public Works Dept	
42.	All retaining walls shall require a separate permit from the Building Department. Retaining Wall plans shall be approved concurrent with Grading Plan approval. The retaining wall calculations shall address earth and hydrostatic loads associated with adjacent water basins	Prior to Issuance of a Grading or Building Permit	Public Works Dept. and Building Dept.	
Prior to Issuance of Building Permits				
43.	Prior to the issuance of the first building permit, the final map shall be recorded, rough grading, precise grading, water quality treatment, and improvement plans shall be approved by the City Engineer and public improvements shall be constructed or secured by the Developer.	Prior to Issuance of a Building Permit	Public Works Dept.	
44.	Prior to the issuance of any building permit, Developer shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
45.	Water and sewer plans shall be approved by Elsinore Valley Municipal Water District (EVMWD) and City Engineer prior to issuance of a building permit. All water and sewer plans to be reviewed by (EVMWD) shall be submitted to EVMWD. The City of Wildomar shall be copied on the transmittal with a copy of the improvement plans and all correspondence. Developer shall pay the appropriate plan review fees	Prior to Issuance of a Building Permit	Public Works Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	to EVMWD. Estimate of Costs for water and sewer facilities shall be approved by EVMWD and the City.			
46.	The Developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
47.	Fire service improvement plans shall be approved by Riverside County Fire Department (RCFD) prior to issuance of all applicable building permits. The City of Wildomar shall be copied on all FCFD transmittals with a copy of the improvement plans and all correspondence. Developer shall pay the appropriate plan review fees to RCFD. Estimate of Costs for fire service facilities shall be approved by RCFD and the City.	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
48.	The Developer shall submit landscaping and irrigation plans to the Planning Department for approval for landscaping within the public right-of-way and within the project site. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain.	Prior to Issuance of a Building Permit	Public Works Dept. Planning Dept.	
49.	Prior to the issuance of a building permit, the Developer shall demonstrate compliance with the California Title 24.	Prior to Issuance of a Building Permit	Building Dept.	
Project Specific Conditions - Prior to Issuance of a Building Permit				
50.	Prior to issuance of a building permit, Developer shall provide, to the City Engineer, evidence of approval from the local water agency for the offsite sewer system plans to include approximately 4300 feet of sewer from the project site southerly on Central to the connection point at Front	Prior to Issuance of a Building Permit	Public Works Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Street or as otherwise required by the water agency. Developer shall also provide evidence of sureties as required by sewer agency.			
51.	Street improvement plans and signing, and striping plans shall restrict access to right in/right out only at the easterly driveway on Wildomar Trail. Plans shall provide for both stopping sight distance and corner sight distance from this project entrance driveway.	Prior to Issuance of a Building Permit	Public Works Dept.	
52.	Prior to issuance of the first building permit, the Developer shall record a reciprocal access easement along the Loop Road for ingress and egress, reciprocal access and parking between adjacent lots to the satisfaction the Public Works and Planning Director's.	Prior to Issuance of a Building Permit	Public Works Dept.	
Prior to Certificate of Occupancy, Final Inspection or Surety Release				
53.	Prior to occupancy release, all public and private improvements required by the project conditions of approval and as shown on the approved project improvement plans, including onsite and offsite public street improvements, water, sewer and utility improvements, flood control improvements and onsite grading, stormwater quality treatment improvements and landscaping, shall be constructed/installed and approved	Prior to Occupancy Release	Public Works Dept.	
54.	Above-ground utilities shall be undergrounded by the developer in accordance with City of Wildomar Municipal Code 16.40.010. The undergrounding of utilities shall be reflected on the project improvement plans.	Prior to Occupancy Release	Public Works Dept.	
55.	Prior to occupancy release, flood control facilities shall be constructed per the approved plans in accordance with applicable standards. All required maintenance agreements shall be executed, and	Prior to Occupancy Release	Public Works Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	easements/right of way conveyances recorded to the satisfaction of the governing agency and the City Engineer.			
56.	The Developer shall install light emitting diode (LED) streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Occupancy Release	Public Works Dept.	
57.	The Developer shall install all street name signs at intersections within or adjacent to the project, and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Occupancy Release	Public Works Dept.	
58.	Prior to occupancy release, Developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with the approved WQMP to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way unless otherwise approved by the City Engineer. Developer shall provide for maintenance responsibilities in the project's CC&R's or execute a maintenance agreement with the City.	Prior to Occupancy Release	Public Works Dept.	
59.	The Developer shall provide letters addressed to the City of Wildomar from all applicable outside agencies (e.g., RCFCD, EVMWD, RCFD, Caltrans, etc.) involved in the approval and acceptance of improvements.	Prior to Occupancy Release	Public Works Dept. Building Dept.	
60.	The Developer shall annex into all applicable Maintenance Districts, Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of	Prior to Occupancy Release	Public Works Dept. Building Dept.	

	the City Engineer or otherwise form a District where one is not currently in place.			
61.	Prior to occupancy or surety release, permanent survey monuments shall be set at project boundaries, lot boundaries, the intersection of street centerlines, beginning and end of curves in centerlines, and at other locations designated on the final map. All monuments shall be placed in accordance with standard survey practices.	Prior to Occupancy Release	Public Works Dept.	
62.	The Developer shall file a letter with the SWRCB or submit information to the SMART System stating that the construction activity is complete. A copy of this letter shall be submitted to the City prior to occupancy or surety release.	Prior to Occupancy Release	Public Works Dept.	
63.	Prior to occupancy release, Developer shall supply City and Property Owner's copies of manufacturer's specifications and maintenance instructions for the perpetual maintenance of all BMP (i.e. bio-basins, bio-swales, underground Storm Tech basins, above ground basins and appurtenances, etc.).	Prior to Occupancy Release	Public Works Dept.	
64.	Prior to occupancy release, the Developer shall post agency required no dumping messages on all catch basins and storm drain inlet facilities as required by the City Engineer.	Prior to Occupancy Release	Public Works Dept.	
Project Specific Conditions - Prior to Certificate of Occupancy				
65.	No sooner than issuance of a building permit or prior to Certificate of Occupancy, Developer shall demonstrate that all development related fees have been satisfactorily paid. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), City Development Impact Fees and Fair Share fees to mitigate	Prior to Occupancy Release	Planning & Public Works Departments	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	project impacts as shown on Table 1-5 of the project's approved Traffic Impact Analysis. Improvements constructed by Developer which are identified within any Fee program are eligible for a Credit/Reimbursement Agreement to be approved by City Council.			
66.	Developer shall design and construct improvements to mitigate traffic impacts at the intersection of Wildomar Trail and I-15 NB and SB ramps as determined by a traffic report prepared by a registered traffic engineer to the satisfaction of the City Engineer.	Prior to Occupancy Release	Public Works Departments	
67.	In addition to payment of Development Impact Fees (DIF), Developer shall pay fair share improvement costs as required in the TIA for the intersection of Monte Vista Drive and Bundy Canyon Road to the satisfaction of the City Engineer.	Prior to Occupancy Release	Planning & Public Works Departments	
68.	In addition to payment of Development Impact Fees (DIF), Developer shall pay fair share improvement costs as required in the TIA for the intersection of Palomar Street and Central Street to the satisfaction of the City Engineer.	Prior to Occupancy Release	Planning & Public Works Departments	
69.	All existing utilities located in the remnant parcel between the south project boundary and the new Wildomar Trail shall be relocated to the new alignment of Wildomar Trail to the satisfaction of the City Engineer.	Prior to Occupancy Release	Public Works Dept.	

ATTACHMENT A - EXHIBIT 1 BAXTER VILLAGE REVISED PLOT PLAN HOTEL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 20-0028 (Hotel Plot Plan)			
Applicant: Glen Daigle, Wildomar DCW, LP - APN: 367-180-057			
~~**Plot Plan 20-0028 Approval Date: Nov. 11, 2020**~~ ***Plot Plan 20-0028 EOT#1 Approval Date: Jan. 24, 2024***	~~**Plot Plan 20-0028 Expiration Date: Nov. 11, 2023**~~ ***Plot Plan 20-0028 EOT #1 Expiration Date: Nov. 11, 2026***		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
RIVERSIDE COUNTY FIRE DEPARTMENT			
General Conditions			
1. Fire flow and hydrants: the applicant or developer shall provide fire hydrants in accordance with the following: a. Prior to placing any combustibles on site, provide an approved water source for firefighting purposes. b. Prior to building permit issuance, submit plans to the water district for a water system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Based on current standards, the required fire flow is estimated to be 3,875 GPM at 20 PSI for a 4 hour duration. Estimated fire flow is based on 84,000 square foot building area, Type V-B construction, and buildings having a fire sprinkler system per 2016 California Fire Code.	On-Going	Fire Department	
2. Prior to building permit issuance, install the approved water system, approved access roads, and contact the Fire Department for a verification inspection.	On-Going	Fire Department	
3. Emergency access roads must meet fire department standards at the time of building permit application. Current standards require minimum 24-foot wide roads for buildings less than 30 feet tall, and minimum 30-foot wide roads for buildings 30 feet tall and higher. Roads must be capable of supporting at least 80,000 pounds.	On-Going	Fire Department	

END

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: November 11, 2020

TO: Mayor and City Council Members

FROM: Matthew Bassi, Planning Director

SUBJECT: Baxter Village Revised Plot Plan Proposal (PA No. 20-0028):
City Council consideration of a Supplemental EIR, Tentative Parcel Map No. 37941, Plot Plan No. 20-0028 (Medical Office Building) and Plot Plan No. 20-0028 (Hotel)

STAFF REPORT

RECOMMENDATION:
The Planning Commission recommends the City Council take the following actions:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2020-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH# 2014121047), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BAXTER VILLAGE REVISED PLOT PLAN PROJECT (PA 20-0028) CONSISTING OF THE SUBDIVISION OF 10.25 ACRES INTO THREE LOTS (TPM NO. 37941) AND DEVELOPMENT OF A NEW 84,000 SQUARE-FOOT MEDICAL OFFICE BUILDING AND A NEW 102-ROOM HOTEL LOCATED AT THE NORTHWEST CORNER OF THE I-15 FREEWAY AND WILDOMAR TRAIL (APN: 367-180-057)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2020-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 37941, SUBJECT TO CONDITIONS, TO SUBDIVIDE A 10.25 ACRE SITE INTO THREE (3) LOTS TO ACCOMMODATE THE CONSTRUCTION OF AN 84,000 SQUARE-FOOT MEDICAL OFFICE BUILDING, A 102-ROOM HOTEL AND ONE DETENTION BASIN LOCATED AT THE NORTHWEST CORNER OF THE I-15 FREEWAY AND WILDOMAR TRAIL (APN: 367-180-057)

3. Adopt a Resolution entitled:

RESOLUTION NO. 2020-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A REVISION TO THE BAXTER VILLAGE RETAIL CENTER PLOT PLAN (PA 14-0002) TO ALLOW THE CONSTRUCTION OF AN 84,000 SQUARE-FOOT MEDICAL OFFICE BUILDING (MOB) IN THE C-P-S ZONE ON PARCEL 1 (7.2 ACRES) OF TPM NO. 37941, SUBJECT TO CONDITIONS, LOCATED AT THE NORTHWEST CORNER OF THE I-15 FREEWAY AND WILDOMAR TRAIL (APN: 367-180-057)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2020-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A REVISION TO THE BAXTER VILLAGE RETAIL CENTER PLOT PLAN (PA 14-0002) TO ALLOW THE CONSTRUCTION OF A 102-ROOM HOTEL ON PARCEL 2 (2.4 ACRES) OF TPM NO. 37941 IN THE C-P-S ZONE, SUBJECT TO CONDITIONS, LOCATED AT THE NORTHWEST CORNER OF THE I-15 FREEWAY AND WILDOMAR TRAIL (APN: 367-180-057)

PLANNING COMMISSION ACTION:

The Planning Commission reviewed the Baxter Village revised plot plan proposal, including the Supplemental EIR, Tentative Parcel Map No. 37941, Plot Plan No. 20-0028 (Medical Office Building) and Plot Plan No. 20-0028 (Hotel) at its meeting of October 21, 2020. Staff provided a detailed power point presentation for the Commission and general public. After staff's presentation, the Applicant provided a presentation about the history of the Baxter Village project, including background information and marketing reasons supporting their position for the revised plot plan proposal.

There were four (4) public speakers who spoke on the proposed project (Patrick Ellis, Monty Goddard, Monica Estes and Joseph Morabito (speaking as a resident). Staff also received a number of email comment letters before the Commission meeting expressing opposition to the project (refer to Attachment H). Mr. Ellis provided reasons for his support of the revised plot plan based how the project will provide high wage jobs and transient occupancy tax (TOT) for the city.

Mr. Goddard, Ms. Mestas, and Mr. Morabito outlined a number of reasons for opposition to the revised plot plan including, but not limited to (in no specific order), neighborhood compatibility, neighborhood context, crime issues with a hotel, architectural compatibility, fiscal issues (i.e., loss of sales tax from loss of retail) and fiscal impacts from a possible urgent care use in the medical office building city (the project is conditioned to prohibit

urgent care unless a CUP is approved by the Planning Commission at a future date). Mr. Flodine provided rebuttal comments.

The Planning Commission asked a number of questions of Staff and the Applicant including who the hotel operator might be (unknown at this time, except the Applicant indicated that there is a Letter of Interest in the works), privacy concerns from the Hotel site on the future residents in the Baxter Village residential area (northwest of the hotel), and traffic impacts. Both Staff and the Applicant provided responses to these questions.

After Commission discussion, the Commission voted 5 - 0 to adopt PC Resolution No. 2020-24, -25, -26 and -27 recommending City Council certification of the Supplemental EIR, and approval (subject to conditions) of Tentative Parcel Map No. 37941, Plot Plan No. 20-0028 (Medical Office Building) and Plot Plan No. 20-0028 (Hotel).

PROJECT DESCRIPTION:

The Applicant (Strata Keith, LLC, Eric Flodine) is requesting City Council consideration to revise the Baxter Village mixed-use project (PA 14-0002) approved by the Planning Commission and City Council on June 1 and July 13, 2016, respectively. This current proposal would eliminate the approved 74,000 square-foot commercial retail center and replace it with a medical office building and hotel complex as described below. No changes are being proposed for the single family or multi-family developments north of the project site.

The revised plot plan proposal requires approval of the following applications by the City Council:

1) Supplemental Environmental Impact Report (SEIR) - The proposed project requires the preparation, review and certification of a Supplemental Environmental Impact Report ("EIR") in accordance with Public Resources Code § 21080(d) and § 21082.2(d).

2) Tentative Parcel Map No. 37941 - The proposed project requires the approval of a tentative parcel map to subdivide a 10.25+ acre parcel (APN: 367-180-057) into two (2) lots to accommodate the development of an 84,000 square-foot medical office building and a 102-room hotel on the property.

3) Plot Plan No. 20-0028 (Medical Office Building Site) - The proposed project requires the approval of a revised plot plan to replace the approved 74,000 square-foot retail center (PA 14-0002) and construct an 84,000 square-foot medical office building with related on-site/off-site improvements and amenities.

4) Plot Plan No. 20-0028 (Hotel Site) - The proposed project requires the approval of a revised plot plan to replace the approved 74,000 square-foot retail center (PA 14-0002) and construct a 102-room hotel building (62,000 square feet) with related on-site/off-site improvements and amenities.

Project Location/Vicinity:
The commercial project site encompasses approximately 10.25± acres of the 35-acre project area and is located at the northwest corner of the I-15 freeway and Baxter Road (APN: 367-180-057). The vicinity/location map on the following page shows the project site/surrounding area.

Surrounding Land Uses:
The project site is currently vacant and surrounded by residential lands to the north and west. There is vacant land to the south. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Site	Vacant	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
North	Existing Single Family Res. & Vacant Properties	MHDR & VHDR	R-3 (General Residential) and R-4 (Planned Residential)
South	Vacant	Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial) / Mixed Use Overlay
East	Commercial Retail Center (across the I-15)	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
West	Existing Single Family Res.	Low Density Residential (LDR)	R-R (Rural Residential)

Vicinity / Location Map



Supplemental Environmental Impact Report (SEIR):
The City Council certified the Environmental Impact Report (EIR) and adopted the Mitigation Monitoring and Reporting Program (MMRP) for the original Baxter Village mixed-use project (PA 14-0002) on July 13, 2016. Council also adopted Findings of Fact and a Statement of Overriding Considerations.

In the course of the preliminary review of the revised plot plan proposal (PA 20-0028), the Planning Director determined that there was substantial evidence that the Baxter Village revised plot plan project may have one or more significant effects on the environment and that preparation of a Supplemental Environmental Impact Report (SEIR) was warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d). Therefore, the Planning Department initiated the SEIR process with the assistance of our on-call CEQA consulting team, PlaceWorks, Inc.

In accordance with Section 15082 of the CEQA Guidelines, the Planning Department officially notified the State Clearinghouse (OPR), Responsible and Trustee Agencies, adjacent city agencies and the general public that the City initiated the required NOP 30-day public review/comment period for the Baxter Village Revised plot plan project SEIR which commenced on Wednesday, April 8, 2020 and concluded on Thursday, May 7, 2020. During this time, the City received eight (8) agency/public comments regarding the proposed project. The comments are provided in the FEIR package. In the months following the NOP review period, the City completed the SEIR, and in accordance with CEQA Guidelines Section 15087 and 15105(a), the SEIR was circulated State Clearinghouse (OPR), Responsible and Trustee Agencies, adjacent city agencies, the general public and other interested parties for a period of not less than 45 days. The 45-day comment period commenced on June 23, 2020 and concluded on August 6, 2020, and was also posted on the City's website for public review and comment. During the 45-day public review/comment period, the city received eight (8) public comment letters from various people and agencies.

In accordance with Section 15089, 15091, 15093 and 15097 of the CEQA Guidelines, the Planning Department has prepared a Final SEIR, Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP) for the Baxter Village Revised Plot Plan Project which included responses to each of the eight (8) public comment letters received during the 45-day public review/comment period. The Final SEIR package was also provided to each commenter 10 days prior to the October 7, 2020 Planning Commission meeting in accordance with CEQA Guidelines. Further, the SEIR for the revised plot plan proposal determined that there will be five (5) unavoidable environmental impacts (Impacts 4.16.6.1 - 4.16.6.5), which resulted in the preparation of a Findings of Fact/Statement of Overriding Considerations. All other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level through changes and alterations to the project and mitigation measures.

In accordance with CEQA Guideline 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Baxter Village revised

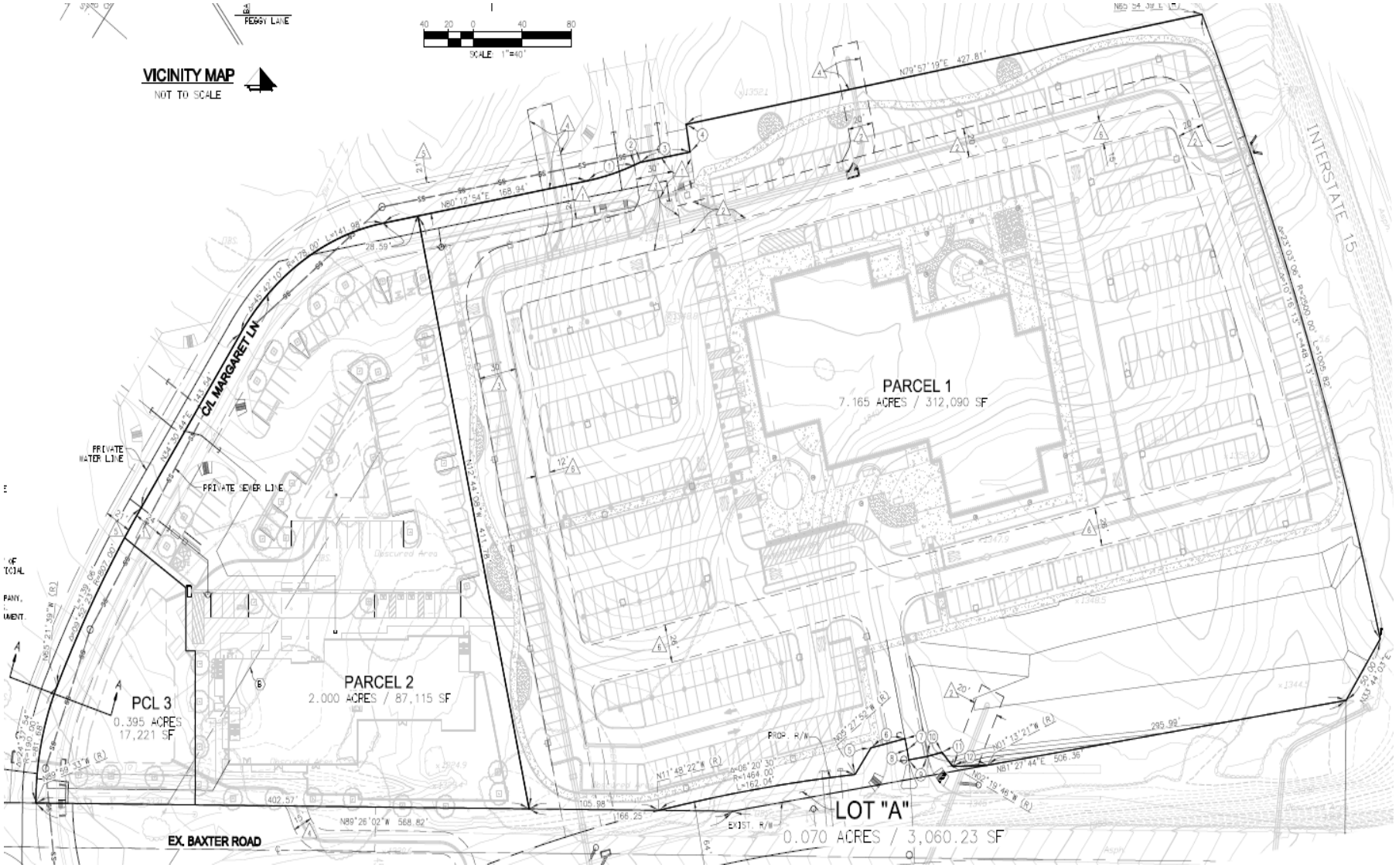
plot plan project SEIR. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The mitigation measures have also been inserted into the project conditions of approval matrix. A copy of the entire SEIR package is included for Council consideration (refer to Attachment A, Exhibits 1 - 5). The CEQA environmental findings are provided in the Analysis section of the staff report.

Tentative Parcel Map No. 37941:

The City Council approved Tentative Tract Map No. 36674 for the original Baxter Village mixed-use project that subdivided the 35.48± acre site into 85 lots to accommodate the single family and multi-family residential planning areas (Lots 1 – 67) and the commercial retail planning area (Lots 68 – 78). The current proposal leaves the residential portion of the original project layout intact, but the commercial area now includes a new Parcel Map (TPM No. 37941) to subdivide this 10.25 gross acre site into three (3) parcels to accommodate the 84,000 square-foot medical office building and 102-room hotel building (62,000 square feet), and detention/water quality basin. Parcel 1 will include the medical office building (7.16 acres), parcel 2 will include the hotel building (2.0 acres) and parcel 3 will allow for the detention/water quality basin (.039 acres). There is no minimum lot area in the C-P-S zone so all 3 lots exceed the minimum standard.

A copy of the proposed parcel map is illustrated on the next page and in Attachment E.

TPM No. 37941 Exhibit



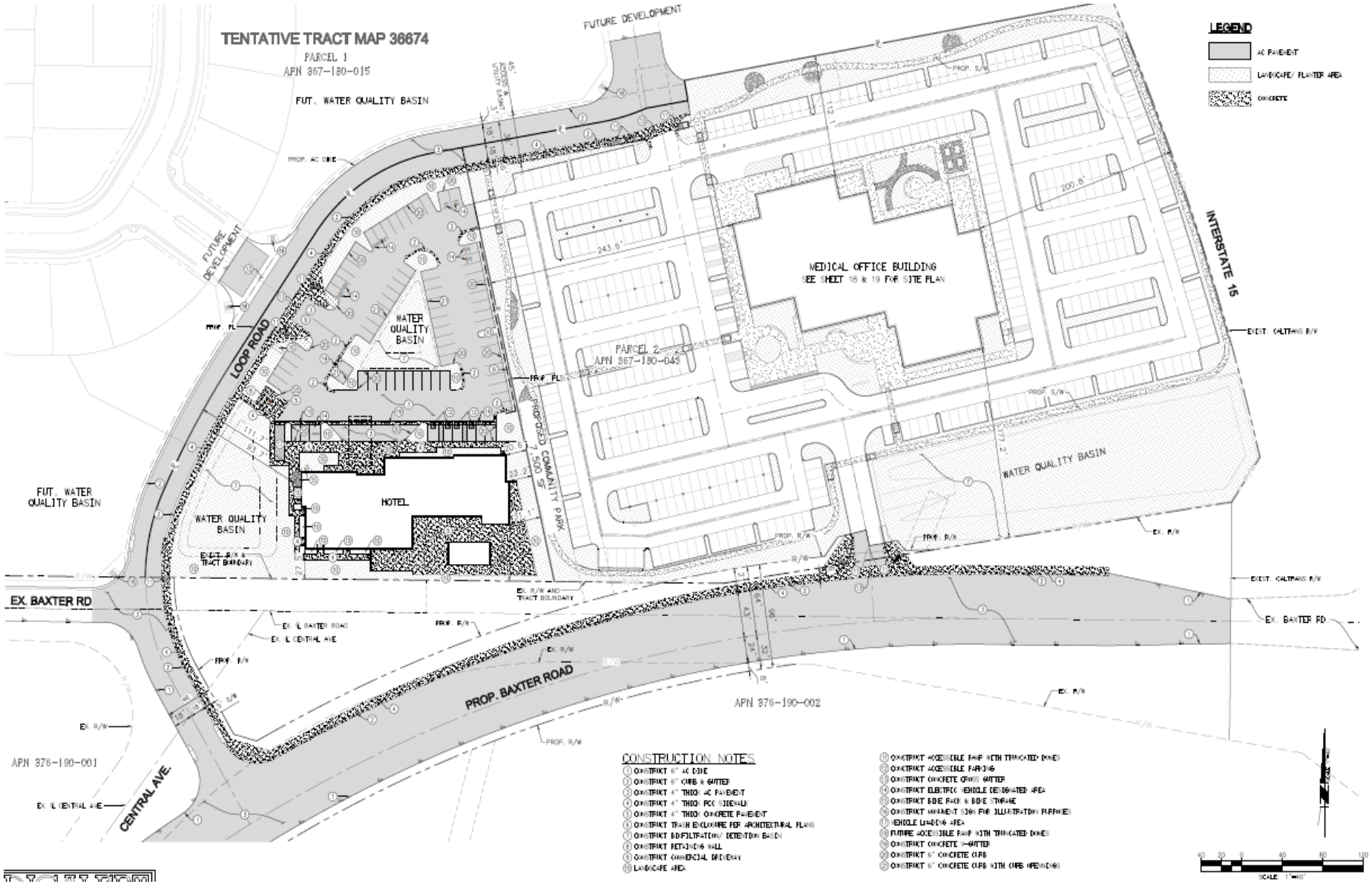
Revised Plot Plan No. 20-0028:

The original Baxter Village commercial planning area was approved for a 75,000 square-foot commercial retail center with a 7,200 square-foot area reserved for the Wildomar Historical Society use (this still remains part of the revised project). The approved retail center included seven (7) buildings ranging in size from 7,000 – 26,000 square feet in size (all multi-tenant buildings). The original site plan layout is shown in the exhibit below:



The revised plot plan will replace the approved retail center above with a new 84,000 square-foot medical office building (4 stories) and a new 102-room hotel building (5 floors / 70,000 square feet). The medical office building is situated on the property adjacent to the freeway, while the hotel building is located near the main entrance to the project site. The two exhibits below illustrate the overall site plan and revised plot plan layout. Staff is recommending two (2) separate plot plans for this project with specific conditions for each plot plan so that each site can be developed independent from the other.

Combined Plot Plan Layout (both buildings)



Medical Office Building Plot Plan Layout



Hotel Building Plot Plan Layout



Physical development of these two buildings is subject to the development standards of Chapter 17.76.030 of the C-P-S zone. This section establishes standards and requirements related to lot area, setbacks, building height, etc. The table below illustrates how the project meets or exceeds the minimum development standards of the C-P-S zone.

Table 1 - Development Standards Table (Chapter 17.76.030)

Development Standards	Development Standard	Medical Office Building	Meets/Exceed Requirements	Hotel Building	Meets/Exceed Requirements
Lot Area	No minimum	7.16 acres	Yes	2.0 acres	Yes
Building Height	50 feet max.	49.5 feet (53.5' to parapet) [1]	Yes	50 feet (56' to top of roof screen) [2]	Yes
Required Setbacks					
Front Setback	30' (w/50' height)	177'	Yes	27.5' [3]	Yes
Rear Setback	30' (w/50' height)	112'	Yes	150'	Yes
Side(s) Setback	30' (w/50' height)	200' - 243.6'	Yes	20.6' – 93.7' [4]	Yes

Off-Street Parking (Chapter 17.188):

The proposed project is subject to the parking requirements outlined in Chapter 17.188.030 of the Zoning Ordinance. The parking standards for development of an office building and hotel is different from that of a general retail center. The 84,000 square-foot medical office building (Parcel 1) requires 402 parking spaces based on a ratio of 1 space for each 200 square feet of net leasable floor area (80,314 sq. ft.). The plot plan shows the site providing 405 parking spaces.

The 102 room hotel building (Parcel 2) requires 104 parking spaces based on a ratio of 1 space/room, and 2 spaces/resident manager. The site plan shows 78 on-site parking spaces which is short by 27 spaces. However, the applicant has proposed to utilize a reciprocal access and parking with the medical office building site which is allowed under Section 17.188.030.5.v (shared parking) of the parking ordinance. This section also grants the Planning Director authority to approve shared parking under specific provisions as follows:

[1] The parapet height is permitted to exceed the maximum height per Section 17.172.230.C. of WMC

[2] The parapet height is permitted to exceed the maximum height per Section 17.172.230.C. of WMC

[3] Front set setback adjustment approved by Planning Director per Section 17.172.220.A.1 of WMC

[4] Front set setback adjustment approved by Planning Director per Section 17.172.220.A.1 of WMC

(1) sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours/peak demand will exist between the uses or structures which propose to share parking (i.e., different peak hour demands). The hotel and medical office building have different peak hour parking demand throughout the day and evening, thereby, meeting this requirement.

(2) the building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared. The hotel will utilize 27 parking spaces from the office building site, which is located within 150 feet of the hotel, thereby, meeting this requirement.

(3) no more than 50% of the parking space requirement shall be met through shared parking. The shared parking requested for the hotel use represents only 25.9% of the requirement, thereby, meeting this requirement.

(4) parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder. Staff has placed a condition on Tentative Parcel Map No. 37941 to record said reciprocal parking and access agreement, thereby, meeting this requirement.

The table below summarizes the parking standards as well as other applicable parking standards.

Table 2 - Parking Standards Table (17.188)

Proposed Use	Parking Requirement Standard	Parking Provided	Meets/Exceed Requirements
Medical Office Building	402 spaces	405 spaces	Yes
Hotel Building	104 parking spaces	78 parking spaces (27 will be shared with office building)	Yes [5]
Parking Stall Size (both uses)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
On-site Drive Aisles (both uses)	24 feet	24 feet minimum	Yes
Open Parking Area Shading (both uses)	50%	61%	Yes
Open Parking Area Landscaping (both uses)	10%	15+%	Yes

[5] Shared parking for 27 spaces is allowed under Section 17.188.030.5.v of the parking ordinance.

Solar Panels on parking carports

The plot plan for the medical office building is proposing the use of carports over the five (5) parking bays located west of the office building (Pdf page 8 of Attachment F). The carports will provide shade for about 125 parking spaces and provide valuable energy savings for the medical office building user. The design of the carport/solar panels is shown on Pdf page 10 of Attachment F. the design is fairly standard as those seen at the Elsinore Unified School District.

Traffic / Roadway / Vehicular Access:

Primary vehicular access to and from the medical office building and hotel complex will remain as originally approved via a main roadway (now Margaret Lane) extending north from Wildomar Trail into the site. A right in/right out is provided into the medical office building parcel which has been approved by the City Engineer. This primary access road leading into the site will still provide access for the future apartment and single family developments, and secondary access to the residential areas will remain as originally approved from Wildomar Trail and White Avenue.

As shown on the street cross sections of the parcel map, Wildomar Trail will be realigned extending from the I-15 freeway along the property frontage. Wildomar Trail has been conditioned to be improved to meet city standards. Cost of this improvement will be shared with the developer of the Wildomar Trail Town Center project (Jack Kofdarali) located south of the Baxter Village site. The Wildomar Trail Town Center project is currently under review by city staff and the DEIR is being prepared. Both Applicants have been in discussions on this improvement.

Transportation Improvements:

Mitigation Measure 4.16.6.1A of the 2016 original EIR required that a traffic signal be installed at intersection #3, Central Street and Wildomar Trail (formerly Baxter Road) prior to issuance of a certificate of occupancy for any use generating 50 AM peak-hour trips. Because the number of trips would be triggered with either the hotel or the medical office building (MOB) of the Modified Project, Mitigation Measure 4.16.6.1A would be updated to require installation of the signal prior to the certificate of occupancy for either of the hotel or the MOB.

Mitigation Measures 4.16.6.1A and B of the 2016 original EIR required the installation of signals at the north and southbound ramps at I-15 and Wildomar Trail (formerly Baxter Road). Signal and ramp improvements at this intersection are part of the TUMF program, but are not scheduled to be complete by 2021, opening year of the Modified Project. The ramps currently operate below an acceptable level during peak hours; however the Modified Project would only be responsible for a portion of the improvement cost at the ramps. Interim improvements at the ramps (signals) are not consistent with the planned TUMF ultimate improvements and cannot be incorporated into the final design. As interim improvements the cost of their construction is not eligible for reimbursement through either the City's DIF or TUMF program.

Since approval of the project in 2016, the city and the applicant have been working to get Caltrans approval of the interim improvements consistent with the mitigation measure. Despite several meetings, Caltrans is unwilling to approve the interim improvements. As payment of the TUMF addresses the ultimate improvements at the ramps, and the interim improvements are not feasible, the Modified Project eliminated the requirement for them. Payment of TUMF is required by ordinance therefore no mitigation measure is necessary.

Landscaping/Water Efficient Standards (Section 17.276):
The Applicant has provided a detailed conceptual landscape plan for both plot plans. The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are "at least as effective in conserving water as" the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to also encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals. The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect (Architerra) in accordance with the provisions of this code section. Based on this review, the conceptual landscape plans are consistent with city standards. During the construction plan check process, staff will perform a detailed landscape and irrigation plan review to determine that the proposed water usage meets the requirements of Chapter 17.276. Based on the conceptual landscape plans, the project is consistent with city standards.

Proposed Architecture:
The approved architectural theme for the commercial retail center site is characterized as a "modern Ranch" that matched what is proposed for the single family and multi-family components of the Baxter Village mixed-use project. The current design of the medical office building and hotel were evaluated using the recently adopted commercial design guidelines document. The applicant's revised design for both buildings incorporates all of the primary element of the Craftsman design theme. Design elements proposed include the use of wood and natural materials, low-pitched overhanging roofs, horizontal orientation and earth-toned colors. Other common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, and large stone piers and foundations. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances.

Staff believes the proposed design is very consistent with our commercial design guidelines in every aspect and supports the proposed building designs. Both designs complement one another, and will provide an iconic view at the I-15 freeway and WIldomar Trail intersection. Staff has provided reduced size exhibits of the architectural elevations on the following pages.

Medical Office Building Architectural Exhibits

Front Elevation View (from Wildomar Trail)



Main Entrance – Close-Up View (from Wildomar Trail)



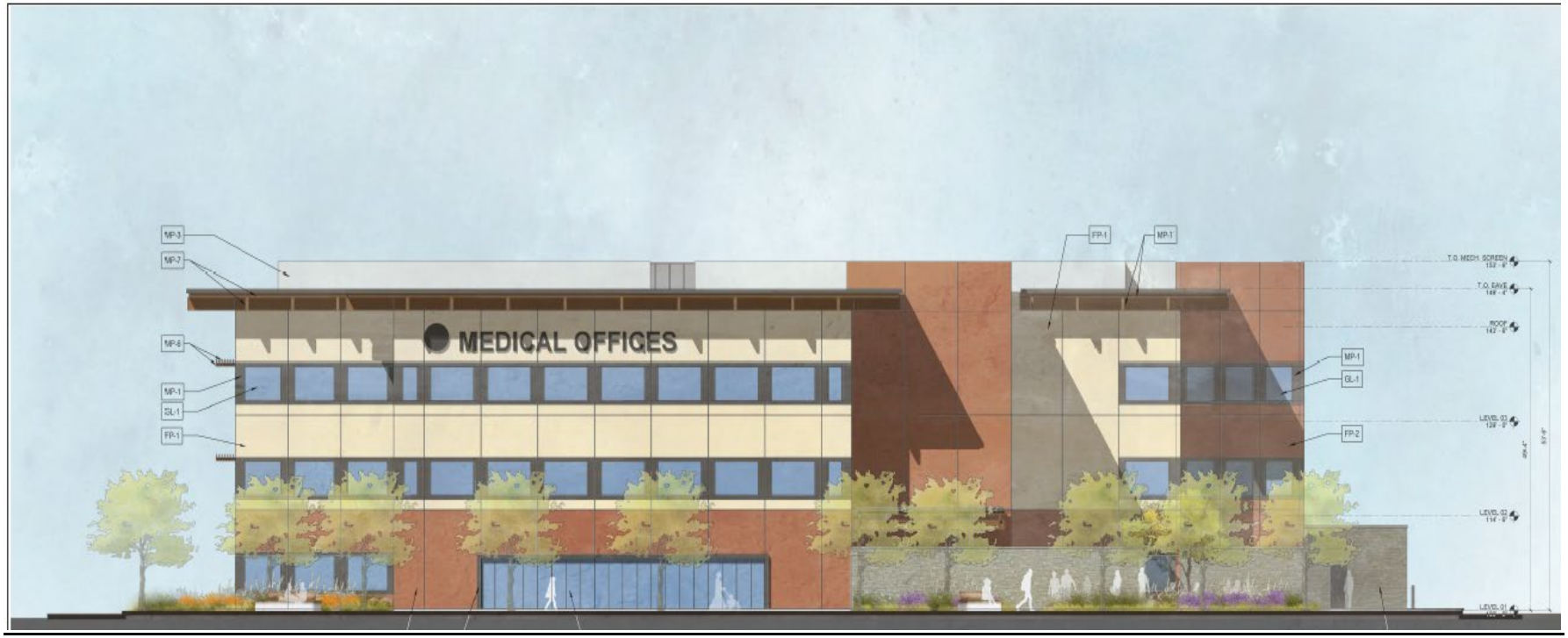
Rear Elevation View (from the north)



East Elevation View (from I-15 freeway/close-up view)



East Elevation View (from I-15 freeway)



West Elevation View (Close-up view)



West Elevation View (from Hotel Site)



Hotel Building Architectural Exhibits

North Elevation View (front entrance view)



South Elevation View (from Wildomar Trail)



Side Elevation Views (from the west & east)



WEST ELEVATION



EAST ELEVATION

PROJECT ANALYSIS / FINDINGS OF FACT:

EIR Findings of Fact:

The Planning Commission has recommended the City Council, in light of the whole record before it, including but not limited to, the Baxter Village Revised plot plan project Supplemental EIR, Technical Appendices, Final SEIR, Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (Exhibits 1 - 5) and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, find and determine as follows:

1. Preparation of SEIR: A Supplemental Environmental Impact Report was prepared for the Baxter Village Revised plot plan project and processed in accordance with the California Environmental Quality Act (Public Resources Code § 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations § 15000 et seq.), and the City's local CEQA Guidelines.

2. Notices: The City has complied with CEQA Guidelines Section 15085 and Section 15087 by providing a Notice of Completion of the Draft SEIR to OPR and Responsible and Trustee agencies, and a Notice of Availability to the Riverside County Clerk, and other persons and agencies regarding the 45-day public review/comment period for the Baxter Village Revised plot plan project Supplemental EIR.

3. Review Period: The City has complied with CEQA Guidelines Sections 15087 and 15105 by making the Draft SEIR for the Baxter Village Revised plot plan project available to the public for review/comment for the required 45-day period of time which commenced on Tuesday, June 23, 2020 and concluded on Thursday, August 6, 2020.

4. Response to Comments: In accordance with CEQA Guidelines, the City has responded to all eight (8) public comment letters received during the public review/comment period and included both the comments and the responses to the comments as part of the Final SEIR package included as Exhibit 3 to this Resolution. In response to these comments, the City has made minor revisions to the Draft SEIR which have been identified in the Final SEIR and which do not constitute significant additional information, and which does not require recirculation of the Draft SEIR.

5. Avoidance / Reduction Significant Effects: The SEIR identifies potentially significant effects on the environment that could result if the project were adopted without changes or alterations in the project and/or the imposition of mitigation measures. Based thereon, the Planning Commission recommends the City Council further find that:

    a) Changes, alterations, and mitigation measures have been incorporated into, or imposed as conditions of approval on the project.

b) These changes, alterations, and mitigation measures will avoid all but five (5) of the significant environment effects identified in the SEIR or lessen their impact below the threshold of significance.

c) These changes, alterations, and mitigation measures are fully enforceable because they have either resulted in an actual change to the project as proposed or they have been imposed as conditions of approval on the project.

d) The City has prepared a Mitigation Monitoring and Reporting Program (MMRP) included as Exhibit 5 to this Resolution to track compliance with these changes, alterations, and mitigation measures identified in the Baxter Village Revised plot plan project SEIR.

e) For the five (5) unavoidable impacts (Impacts 5.1-2; 5.1-4; 5.2-1; 5.2-2; and 5.4-1), specific economic and legal considerations make infeasible the mitigation measures identified in the SEIR, as set forth in Exhibit 4 to the Resolution.

6. Statement of Overriding Considerations: Approval of the project will result in five (5) unavoidable environmental impacts (Impacts 5.1-2; 5.1-4; 5.2-1; 5.2-2; and 5.4-1) that cannot be mitigated; however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level. Therefore, pursuant to Section 15093 of the CEQA Guidelines, staff recommends the Planning Commission recommend City Council adoption of a Statement of Overriding Considerations for these five unavoidable impacts (Air Quality, Greenhouse Gas Emissions, & Transportation) as set forth in Exhibit 4 to the Resolution.

7. Independent Judgment: The Supplemental EIR, Technical Appendices, Final SEIR, Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (Exhibits 1 - 5) reflects the independent judgment and analysis of the City.

Tentative Parcel Map No. 37941 Analysis:

The Baxter Village revised plot plan proposal includes Tentative Parcel Map No. 37941 to subdivide this 10.25 gross acre site into three (3) parcels to accommodate the 84,000 square-foot medical office building, a 102-room hotel building (62,000 square feet), and detention/water quality basin. Parcel 1 will include the medical office building (7.16 acres), parcel 2 will include the hotel building (2.0 acres) and parcel 3 will allow for the detention/water quality basin (.039 acres). There is no minimum lot area in the C-P-S zone so all 3 lots exceed the minimum standard. The single family and multi-family development sites subdivided under the original tract map (TTM 36674) are not part of this new parcel map and will remain as originally approved.

The parcel map has been evaluated for consistency with the General Plan and Zoning Ordinance, and it was determined that it meets the goals and polices of the Commercial Retail (CR) land use designation and C-P-S zone development standards. With its close proximity residential neighborhoods, the revised project will provide valuable medical

related services and future hotel services to the community. The findings for support of Tentative Parcel Map No. 37941 are provided below for Council consideration.

Tentative Parcel Map No. 37941 Findings:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code Section 66473.1, Section 66473.5 and Section 66474, and in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, the Planning Commission has recommended the City Council hereby find and determine as follows:

A. The proposed Parcel map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Parcel Map No. 37941 is consistent with the City's General Plan in that the land use designations of CR is intended to provide for the development of medical office building and hotel uses. With its close proximity residential neighborhoods, the revised Baxter Village Plot Plan Project will provide valuable medical related and hotel services to the community that is consistent and compatible with the CR land use policies of the General Plan. There is no specific plan governing this project or the general area. Thus, Tentative Parcel Map No. 37941 is consistent with the General Plan. Given these facts, the proposed Tentative Parcel Map No. 37941 meets this finding. Tentative Parcel Map No. 37941 also promotes the following commercial land use policies:

LU 4.1 The proposed commercial and retail project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

LU 6.1 The proposed commercial and retail project has been developed in accordance with the proposed General Plan land use designation of CR which ensures land use consistency.

LU 22.1 The commercial and retail project will accommodate the development of commercial and retail uses on a site that is appropriately designated by the General Plan for these type of uses.

LU 22.10 The proposed commercial and retail project is designed to consider the surrounding areas to visually enhance the appearance and character of the area.

LU 23.1 The proposed commercial and retail project is properly located and designated for commercial development in accordance with the General Plan land use category of CR.

LU 23.8 The commercial and retail project is located in a commercially designated area that will provide neighborhood services, jobs and sales tax revenues for the City in accordance with the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision of 10.25 acres into two (2) lots for a medical office building and hotel site has been designed to meet all City standards applicable to commercial subdivisions and commercial projects which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project. Given these facts, the proposed Tentative Parcel Map No. 37941 meets this finding.

C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses approximately 10.25+ acres and the tentative parcel map proposes to subdivide the project area into two (2) lots to accommodate the development of an 84,000 square-foot medical office building and a 102-room hotel on the property. Further, C-P-S zone does not have a minimum lot size, so the Tentative Parcel Map No. 37941 is physically suitable for the proposed medical office building and hotel project. The project is conditioned to concurrently record a reciprocal access and parking agreement between both parcels that will facilitate efficient and adequate access and parking. Given these facts, the proposed Tentative Parcel Map No. 37941 is physically suitable for the type and proposed density of development. Given these facts, the proposed Tentative Parcel Map No. 37941 meets this finding.

D. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The City has prepared a Supplemental Environmental Impact Report (SEIR) for Baxter Village Revised plot plan project which includes Tentative Parcel Map No. 37941. The SEIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The SEIR was circulated for a 45-day public review period in accordance with CEQA law. All comments on the SEIR from the eight (8) commenters have been responded to as outlined in the FSEIR. As the SEIR analyzed impacts to wildlife resources, etc., the SEIR determined that the design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP). Given these facts, the Tentative Parcel Map No. 37941 meets this finding.

E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code and Subdivision Ordinance. The design and construction of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed Parcel map project meets this finding.

F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

Medical Office Building (MOB) Plot Plan Analysis:

The medical office building plot plan proposal includes the development of an 84,000 square-foot medical office building on Parcel 1 of TPM No. 37941. The proposed building is located within the existing C-P-S zoning district so development of the site must be in compliance with the development standards of Section 17.76.030 of the WMC. Staff has provided a development standards matrix (refer to Table 1 & 2 on page 11 & 12). This table demonstrates that the proposed medical office building meets and exceeds the minimum development standards of the C-P-S zone related to setbacks, building height, parking, landscaping, etc.

The proposed medical office use is a permitted use in the C-P-S zone. To ensure the future medical user does not provide urgent care uses, a condition has been placed on this plot plan prohibiting urgent care uses until such future time as the Planning Commission reviews a Conditional Use Permit (CUP). No application for a CUP has been proposed at this time. In addition, the proposed use is consistent with the Commercial Retail (CR) land use designation in that this land use designation encourages the development of neighborhood commercial and medical office uses.

With its close proximity to residential neighborhoods in the area, the revised project will provide medical and office uses to meet the needs of city residents and provide jobs and sales tax revenue (from pharmacy sales). Given that the C-P-S zone is highly consistent with the CR land use designation, the proposed medical office use is consistent with the General Plan. Further, the design of the medical office is consistent with the City's Commercial Design Guidelines and Standards document that supports the proposed

Craftsman design theme. This plot plan has also been conditioned appropriately as illustrated in Attachment C, Exhibit 1. The findings for support of the medial office building Plot Plan are provided below for Council consideration.

Medical Office Building (MOB) Plot Plan Findings:

In accordance with Chapter 17.216 of the Wildomar Municipal Code (Title 17), and in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, the Planning Commission has recommended the City Council find and determine as follows:

A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

Evidence: Approval of the revised Plot Plan to allow for the proposed 84,000 square-foot medical office building on Parcel 1 of TPM No. 37941 must be consistent with the General Plan land use designation of Commercial Retail (CR) and development standards of the C-P-S (Scenic Highway Commercial) zone (Section 17.76 of the Wildomar Municipal Code). The revised site plan for the medical office building has been evaluated in accordance with these development standards related to setbacks, building height, etc., (refer to the development standards summary table of the staff report for additional detail) and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the revised plot plan to allow an 84,000 square-foot medical office building meets the purpose and intent of the C-P-S zone. Further, the design and layout of the project, meets and exceeds the parking, signage and landscaping standards outlined in Section 17.188, 17.252 and 17.276 of the Zoning Ordinance (refer to the development standards summary table of the staff report for additional detail).

In evaluating the proposed medical office building development, the revised plot plan and medical office uses is consistent with the existing CR general plan land use designation in that this land use designation specifically encourages the development of neighborhood commercial and medical office uses. With its close proximity to residential neighborhoods in the area, the revised project will provide medical and office uses to meet the needs of city residents and provide jobs and sales tax revenue. Given that the C-P-S zone is highly consistent with the CR land use designation, the proposed medical office use is consistent with the General Plan as required by this finding. Given these facts, the proposed medical office building meets this finding. In addition, the proposed use also is consistent with the following General Plan policies:

LU 4.1 The proposed medical office development will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

LU 6.1 The proposed medical office development will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.

LU 22.1 The proposed medical office building will accommodate the development of medical uses in an area that is appropriately designated by the General Plan, and that is in close proximity to residential neighborhoods.

LU 22.10 The proposed medical office building is designed to consider the surrounding areas to visually enhance the appearance and character of the area, as well following the City's commercial design guidelines.

LU 23.1 The proposed medical office building is properly located and designated for professional and medical office development in accordance with the General Plan land use category of Commercial Retail (CR).

LU 23.8 The proposed medical office building is located in a commercially designated area that will provide neighborhood services, jobs and sales tax revenues for the City in accordance with the General Plan.

B. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed medical office building project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. Further, the design of the project is consistent with the City's Commercial Design Guidelines that supports a Craftsman design. Given these facts, the proposed medical office building meets this finding.

C. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The proposed medical office building and related on-site and off-site improvements consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from Wildomar Trail in accordance with Public Works and Fire Department standards. Both Wildomar Trail and White Avenue will be improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the revised project and was extensively analyzed in the SEIR. As a result, there are several traffic mitigation measures, that will be implemented to mitigate traffic congestion. Given these facts, the proposed medical office building meets this finding.

D. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The construction of the medical office building project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare an updated Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the SEIR which analyzed and addressed in detail all drainage impacts that could have resulted from this project. Given these facts, the proposed medical office building meets this finding.

E. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project does include Tentative Parcel Map No. 37941 to subdivide the property into two (2) parcels to accommodate the proposed medical office building on Parcel 1. The tentative parcel map has been conditioned to be recorded prior to any occupancy of the project. Given these facts, the proposed medical office building meets this finding.

Hotel Building Plot Plan Analysis:

The proposed 102-room hotel will be located on Parcel 2 of TPM No. 37941. The proposed building is located within the existing C-P-S zoning district so development of the site must be in compliance with the development standards of Section 17.76.030 of the WMC. Staff has provided a development standards matrix (refer to Table 1 & 2 on page 11 & 12). This table demonstrates that the proposed hotel building complex meets and exceeds the minimum development standards of the C-P-S zone related to setbacks, building height, parking, landscaping, etc.

The proposed hotel use is a permitted use in the C-P-S zone and is consistent with the Commercial Retail (CR) land use designation in that this land use designation encourages the development of neighborhood and regional commercial uses which hotels fall under. With its close proximity to the I-15 freeway and the medical office building to the east, the hotel will provide a valuable service to the Wildomar community and general area. Further, the design of the hotel building is consistent with the City's Commercial Design Guidelines and Standards that supports the proposed Craftsman design theme. This plot plan has also been conditioned appropriately as illustrated in Attachment D, Exhibit 1. The findings for support of the medial office building Plot Plan are provided below for Council consideration.

Hotel Building Plot Plan Findings:

In accordance with Chapter 17.216 of the Wildomar Municipal Code (Title 17), and in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, the Planning Commission has recommended the City Council find and determine as follows:

A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

Evidence: Approval of the revised Plot Plan to allow for the proposed 102-room hotel on Parcel 2 of TPM No. 37941 must be consistent with the General Plan land use designation of Commercial Retail (CR) and development standards of the C-P-S (Scenic Highway Commercial) zone (Section 17.76 of the Wildomar Municipal Code). The revised site plan for the proposed 102-room hotel has been evaluated in accordance with these development standards related to setbacks, building height, etc., (refer to the development standards summary table of the staff report for additional detail) and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the revised plot plan to allow a the proposed 102-room hotel building meets the purpose and intent of the C-P-S zone. Further, the design and layout of the project, meets and exceeds the parking, signage and landscaping standards outlined in Section 17.188, 17.252 and 17.276 of the Zoning Ordinance (refer to the development standards summary table of the staff report for additional detail).

In evaluating the proposed 102-room hotel development, the revised plot plan and is consistent with the existing CR general plan land use designation in that this land use designation allows and encourages the development of neighborhood commercial uses such as a hotel. With its close proximity to residential neighborhoods in the area and along the I-15 corridor, the revised project will provide a hotel use to meet the needs of city residents and others, as well as provide jobs and transient occupancy tax (TOT) revenue to the City. The TOT tax helps offset the sales tax revenue from the commercial retail center that is being eliminated as part of the revised plot plan proposal. Given that the C-P-S zone is highly consistent with the CR land use designation, the proposed 102-room hotel development is consistent with the General Plan as required by this finding. Given these facts, the proposed 102-room hotel development meets this finding. In addition, the proposed use also is consistent with the following General Plan policies:

LU 4.1 The proposed 102-room hotel development will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area, and is consistent with the City's Commercial Design Guidelines.

LU 6.1 The proposed 102-room hotel development will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.

LU 22.1 The proposed 102-room hotel development will accommodate the development of hotel services in an area that is appropriately designated by the General Plan, and will support the medial office building on Parcel 1 of TPM No. 37941.

LU 22.10 The proposed 102-room hotel development is designed to consider the surrounding areas to visually enhance the appearance and character of the area, as well following the City's Commercial Design Guidelines.

LU 23.1 The proposed 102-room hotel development is properly located and designated for hotel development in accordance with the General Plan land use category of Commercial Retail (CR).

LU 23.8 The proposed 102-room hotel development is located in a commercially designated area that will provide neighborhood services, jobs and sales tax revenues for the City in accordance with the General Plan.

B. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed 102-room hotel development project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. Further, the design of the project is consistent with the City's Commercial Design Guidelines that supports a Craftsman design. Given these facts, the proposed 102-room hotel development meets this finding.

C. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The proposed 102-bed hotel development and related on-site and off-site improvements consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from Wildomar Trail in accordance with Public Works and Fire Department standards. Both Wildomar Trail and White Avenue will be improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the revised project and was extensively analyzed in the SEIR. As a result, there are several traffic mitigation measures, that will be implemented to mitigate traffic congestion. Given these facts, the proposed 102-room hotel development meets this finding.

D. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The construction of the proposed 102-room hotel development has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare an updated Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the SEIR which analyzed and addressed in detail all drainage impacts that could have resulted from this project. Given these facts, the proposed 102-room hotel development meets this finding.

E. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project does include Tentative Parcel Map No. 37941 to subdivide the property into two (2) parcels to accommodate the proposed 102-room hotel building on Parcel 2. The tentative parcel map has been conditioned to be recorded prior to any occupancy of the project. Given these facts, the proposed 102-room hotel development meets this finding..

FISCAL IMPACTS:

Staff has evaluated the fiscal impacts resulting from replacement of the approved 74,000 square-foot commercial/retail development with construction of the new 102-room hotel. The summary is provided below.

- The 74,000 square-foot Baxter Village commercial/retail center could generate up to $387,554 approximately in annually in sales tax and measure AA tax revenues (2% total). The methodology of arriving at this figure is provided below.
- The 102-room Hotel could generate approximately $380,000 annually in tax revenues to the general fund which includes the city's Transient Occupancy Tax (@ 10%), 1% Bradley Burns sales tax and 1% Measure AA tax. The hotel revenues are based on a 73% occupancy rate with a $117/night average room charge. The methodology of arriving at this figure is provided below. These numbers could increase (or decrease) depending on actual room rates charges and/or occupancy rate levels.

Retail Tax Summary Methodology:

This summary estimate is based on recent financial experience from the Wildomar Square retail center.

Wildomar Square Retail Center

The actual sales tax revenue from Wildomar's newest commercial center, Wildomar Square, averages $2.62 per square foot from the total occupied space of 36,894 sq. ft., which includes 15 unique businesses. These businesses consist of eight restaurants of which three are "Drive Thru", four personal care establishments, one bank, a tire store and a defunct mattress/ bedding store. Seven of these businesses (36.9% or 13,624 sq. ft.) are not traditional or consistent sales tax revenue generators but are included in the overall summary analysis. Excluding those seven businesses from the analysis results in a sales tax revenue of $3.15 per square foot from the remaining 23,270 sq. ft. (63.1%) in the commercial center. Note, all amounts are based on the traditional 1% Bradley-Burns Uniform Sales and Use Tax and does not include Wildomar's Measure AA District Tax (Transactions and Use Tax) revenue which would add another 1% of the gross taxable sales but is subject to repeal by local voter action at any time.

Baxter Village Retail Projections:

Using a "Mixed-Use" rate of $2.62 per square foot for the originally approved 74,000 square foot center, $193,880 would be paid annually to the City from the local sales tax generated at this development. This amount would double to $387,760 when the Measure AA District sales tax is applied. The "Mixed Use" category consists of 63.1% "Retail" and 36.9% "Non-Retail" uses and represents real world occupancy experience from Wildomar Square. This analysis does not consider future Cannabis dispensaries which are in the process of being permitted in the City and would be applicable for this retail development. An estimated $80,000 per year of local sales tax and Measure AA District tax revenue would be generated based on $4 million gross sales from a cannabis dispensary.

Hotel Tax Summary Methodology:

Using regional industry data, average hotel room rates in our region equal about $117/night with an average room occupancy rate of about 73%. Section 3.36 of the WMC requires a Transient Occupancy Tax (TOT) of 10% for all hotels. The proposed hotel will include 102 rooms. Using these estimated numbers for the hotel, the amount of tax revenues equals about $380,000 annually as follows:

- 73% room occupancy results in 74 rooms x $117/night x 365 nights/year results in $3,160,170 annually in in gross sales.
- With the city's 10% TOT on the total gross sales, the TOT revenues paid to the city would equal $316,017.
- With the Bradley Burns local sales tax and Measure AA District sales tax (2% total) the sales tax revenue paid to the city would equal about $63,203 annually.

PUBLIC NOTICING:

In accordance with Chapters Chapter 16.12.140 and 17.192.040 of the Wildomar Municipal Code, the Planning Department the Planning Department, on October 28, 2020 mailed a public notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the November 11, 2020 City Council meeting at which time the City Council would consider the Applicant's proposal to revise Plot Plan No. 14-0002. In accordance with Ordinance No. 135, the Planning Department on October 30, 2020 posted a one public hearing notice "sign board" (on Wildomar Trail) notifying the general public of the November 11, 2020 City Council meeting at which time the City Council would consider the Applicant's proposal to revise Plot Plan No. 14-0002. Lastly, in accordance with Chapter 16.12.140 and 17.192.040 of the Wildomar Municipal Code, the Planning Department on October 30, 2020 published a legal notice in the "Press Enterprise", a local newspaper of general circulation notifying the general public of the November 11, 2020 City Council meeting at which time the City Council would consider the Applicant's proposal to revise Plot Plan No. 14-0002.

Staff has also received a number of "email comment letters" regarding the proposed project during the CEQA and development review process. These email letters are provided for Council consideration in Attachment H.

Respectfully Submitted,
Gary Nordquist
City Manager

Reviewed By,
Thomas D. Jex
City Attorney

ATTACHMENTS:

A. Council Resolution for Supplemental EIR
   - Exhibit 1 - Baxter Village Revised Plot Plan SEIR
   - Exhibit 2 - Baxter Village Revised Plot Plan Technical Appendices
   - Exhibit 3 - Baxter Village Revised Plot Plan Final SEIR
   - Exhibit 4 - Baxter Village Revised Plot Plan SEIR Findings of Fact & Statement of Overriding Considerations
   - Exhibit 5 - Baxter Village Revised Plot Plan Mitigation Monitoring & Reporting Program (MMRP)

B. Council Resolution for Tentative Parcel Map No. 37941
   - Exhibit 1 - Conditions of Approval Matrix

C. Council Resolution for Plot Plan/Medical Office Building
   - Exhibit 1 - Conditions of Approval Matrix

D. Council Resolution for Plot Plan/Hotel Building
   - Exhibit 1 - Conditions of Approval Matrix

E. Proposed Tentative Parcel Map No 37941 Exhibit
F. Proposed Medical Office Building Site Development Plans
G. Proposed Hotel Site Development Plans
H. Public Comments-Email Letters

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Subdivision Ordinance (Title 16)
- City of Wildomar Zoning Ordinance (Title 17)

June 2020 | Draft Supplemental Environmental Impact Report
State Clearinghouse No. 2014121047

BAXTER VILLAGE MIXED-USE PROJECT: REVISED PLOT PLAN 14-0002 (R1) SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (PA 20-0028)

City of Wildomar

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ABBREVIATIONS AND ACRONYMS

Acronym/Abbreviation	Meaning
2016 EIR	2016 Baxter Village Mixed-Use Project EIR (Original Project)
AAQS	ambient air quality standards
AB	Assembly Bill
AQMP	Air Quality Management Plan
Caltrans	California Department of Transportation
CO	carbon monoxide
CEQA	California Environmental Quality Act
C-P-S	Scenic Highway Commercial
CR	Commercial Retail
EIR	environmental impact report
GHG	greenhouse gas
I-	Interstate
MMRP	Mitigation Monitoring and Reporting Plan
MOB	medical office building
NO_x	nitrogen oxides
NOP	Notice of Preparation
O_3	ozone
$PM_{2.5}$	fine inhalable particulate matter
PM_{10}	coarse inhalable particulate matter
RTP	Regional Transportation Plan
SB	Senate Bill
South Coast AQMD	South Coast Air Quality Management District
SoCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCH	State Clearinghouse
SCS	Sustainable Community Strategies
SEIR	supplemental environmental impact report
VMT	vehicle miles traveled
VOC`	volatile organic compound

Abbreviations and Acronyms

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1. Executive Summary

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before acting on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences to inform the public and support informed decisions by the city.

1.2 CERTIFIED 2016 EIR (ORIGINAL PROJECT)

The 2016 Baxter Village Mixed-Use Project (Original Project) EIR (2016 EIR) was certified by the City of Wildomar (City) in July 2016 (State Clearinghouse [SCH] No. 2014121047). The approved Original Project allows the development of 75,000 square feet of commercial retail uses on approximately 12 acres of the 36-acre site, 204 multifamily apartments on 11 acres of the site, and 66 single-family units on 13 acres of the site. The Original Project includes internal roads, parking, stormwater detention basins, and recreation areas.

This document is a draft supplemental environmental impact report (SEIR) to the 2016 EIR and evaluates a request to modify the previously approved Original Project to allow a 102-room hotel and 84,000-square-foot medical office building (MOB) and associated road and storm drain improvements on the 10-acre commercial portion of the project site (Modified Project) instead of the Original Project's commercial component. The residential uses would remain as approved.

1.3 PROJECT LOCATION

The project site is within the City of Wildomar in western Riverside County, as shown in Figure 1-1, *Regional Location*. The entire Baxter Village site is approximately 36 acres and is bound to the north by Grove Street, Interstate 15 (I-15) to the east, Baxter Road to the south, and White Street to the west. The Modified Project affects approximately 10 acres of the site that fronts Baxter Road and extends from I-15 to approximately the point where Central Avenue intersects with Baxter Road. While the Original Project was approved on July 25, 2016, no development has occurred, and the site is vacant. The proposed MOB and hotel building would be in the southeastern portion of the site as shown in Figure 1-2, *Project Site Aerial Photograph*.

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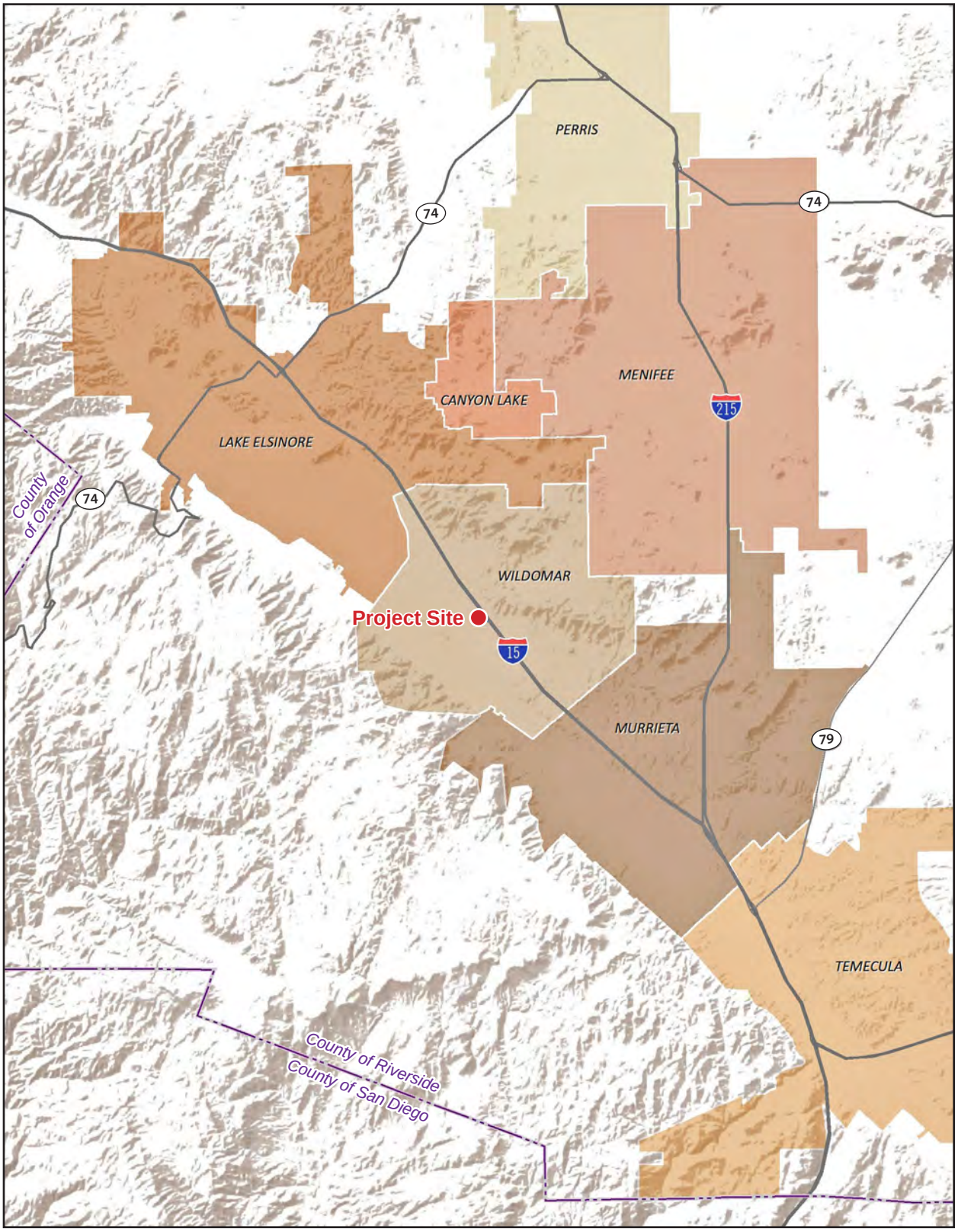
Figure 1-1 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2020

0 3
Scale (Miles)

PlaceWorks

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Figure 1-2 - Project Site Aerial Photograph
1. Introduction



Baxter Village Residential

Baxter Village MOB & Hotel

0 400
Scale (Feet)

Source: ESRI, 2020

PlaceWorks

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1.3.1 SEIR Format

Chapter 1. Executive Summary: Summarizes the background and description of the Original Project and the Modified Project, the format of this SEIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the Modified Project.

Chapter 2. Introduction: Describes the purpose of this SEIR, background on the Original and Modified Project, the notice of preparation (NOP), the use of incorporation by reference, and Final SEIR certification.

Chapter 3. Project Description: A detailed description of the Modified Project, including its objectives, its area and location, approvals anticipated to be required as part of the Modified Project, necessary environmental clearances, and the intended uses of this SEIR.

Chapter 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the Modified Project as they existed at the time the NOP was published, from local and regional perspectives. These provide the baseline physical conditions from which the lead agency determines the significance of the Modified Project's environmental impacts.

Chapter 5. Environmental Analysis: Each environmental topic is analyzed in a separate section that discusses the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the Modified Project; the existing environmental setting; the potential adverse and beneficial effects of the Modified Project; the level of impact significance before mitigation; the mitigation measures for the Original Project and the Modified Project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the Modified Project and other existing, approved, and proposed development in the area.

Chapter 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the Modified Project.

Chapter 7. Alternatives to the Modified Project: Describes the alternatives and compares their impacts to the impacts of the Modified Project.

Chapter 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the Modified Project that were determined not to be significant and were therefore not discussed in detail in this SEIR.

Chapter 9. Significant Irreversible Changes from the Modified Project: Describes the significant irreversible environmental changes associated with the Modified Project.

Chapter 10. Growth-Inducing Impacts of the Project: Describes the ways in which the Modified Project would cause increases in employment or population that could result in new physical or environmental impacts.

Chapter 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this SEIR.

Chapter 12. Qualifications of Persons Preparing the SEIR: Lists the people who prepared this SEIR for the Modified Project.

Chapter 13. Bibliography: The technical reports and other sources used to prepare this SEIR.

Appendices: The appendices for this document (in PDF format on a CD attached to the front cover) comprise these supporting documents:

- Appendix A: NOP Comment Letters
- Appendix A-1: Baxter Village Development Plan – Hotel
- Appendix A-2: Baxter Village Development Plan – Medical Offices Building
- Appendix B: Baxter Village Air Quality Impact Analysis
- Appendix C: Baxter Village Greenhouse Gas Analysis
- Appendix D: Project-Specific Water Quality Management Plan
- Appendix E: Preliminary Technical Drainage Study – Baxter Village Hotel Development
- Appendix F: Site Hydrology and Hydraulics Report for Wildomar Medical Office Building
- Appendix G: Baxter Village Traffic Impact Analysis
- Appendix H: Baxter Village Vehicle Miles Traveled (VMT) Assessment
- Appendix I: Delay Tables

1.3.2 Impacts Considered Less than Significant

Chapter 8 of this Draft SEIR lists the environmental topics that would not result in any new, or more significant environmental effects, of the Modified Project when compared to the impacts disclosed in the 2016 EIR (Original Project). Therefore, the topics are not discussed in detail in Chapter 5 of this Draft SEIR.

1.3.3 Unavoidable Significant Adverse Impacts

If the City, as the lead agency, determines that unavoidable significant adverse impacts would result from the Modified Project, the City must prepare a "Statement of Overriding Considerations" before it can approve the Modified Project. A Statement of Overriding Considerations is a statement made by the decision-making body indicating that it has balanced the benefits of the Modified Project against its unavoidable significant environmental effects and has determined that the benefits of the Modified Project outweigh the adverse effects, and therefore, the adverse effects are considered acceptable.

The 2016 EIR for the Original Project identified the following significant and unavoidable adverse impacts, as defined by CEQA (numbering is from the 2016 EIR):

- **Impact 4.16.6.1: Exiting Conditions Plus Project:** The project will generate traffic onto local streets and intersections. The project would cause one intersection (Central Street/Baxter Road) to operate at an unsatisfactory Level of Service.
- **Impact 4.16.6.2: Opening Year (2018):** Intersection Level of Service impacts would exceed City standards at intersections under the Opening Year (2018) condition.
- **Impact 4.16.6.3: General Plan Buildout (Post-2035):** Intersection of Level of Service impacts would exceed City standards at intersections under the General Plan Buildout (post-2035).

- **Impact 4.16.6.4: Freeway Impacts:** Intersection Level of Service impacts would exceed California Department of Transportation's (Caltrans') standards on freeway mainline segments or at freeway ramps.

1.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. Regarding the Modified Project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this Draft SEIR adequately describes the environmental impacts of the Modified Project.
2. Whether the benefits of the Modified Project override those environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the Modified Project besides the mitigation measures identified in the Draft SEIR.
6. Whether there are any alternatives to the Modified Project that would substantially lessen any of the significant impacts of the Modified Project and achieve most of the basic project objectives.

1.5 AREAS OF CONTROVERSY

The NOP did not identify any areas of controversy.

1.6 NOTICE OF PREPARATION

The objective of distributing the NOP is to solicit public comment to identify and determine the full range and scope of issues of concern so that these issues might be fully examined in the SEIR. The comment period for the NOP began April 8, 2020, and ended May 7, 2020. Table 1-1, *NOP Comment Letters Received,* summarizes the comments received during the NOP period; the letters are included in Appendix A.

Table 1-1 NOP Comment Letters Received

Agency/Organization/Individual	Date	Comments	Section of SEIR Comment is Addressed
Trudy Curry	April 8, 2020	• Commercial development is needed so that consistent revenue sales taxes and property taxes are ensured • Proposed project would not provide commercial uses for future residents	• Not applicable (N/A)
Linda Beaudoin	April 8, 2020	• Concern over design/architectural features of buildings	• Chapter 3, Project Description • Chapter 8, Impacts Found Not to be Significant

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Table 1-1 NOP Comment Letters Received

Agency/Organization/Individual	Date	Comments	Section of SEIR Comment is Addressed
Native American Heritage Commission (Andrew Green)	April 8, 2020	• Recommends consultation with traditionally and culturally affiliated tribes	• Chapter 8, Impacts Found Not to be Significant
Christina Gingrich	April 12, 2020	• Smaller-scale MOB should be proposed at Village Walk • Hotel is not needed in residential community	• N/A
Monty Goddard	May 3, 2020	• Use of level of service (LOS) versus vehicle miles traveled (VMT) for analysis • Economic impact analysis (Measure AA)	• Chapter 5.4, Transportation
South Coast Air Quality Management District (Lijin Sun, JD)	May 5, 2020	• Air quality impacts	• Chapter 5.1, Air Quality
Grant Oberle	May 5, 2020	• Desire for higher-end hotel due to public safety concerns	• Chapter 8, Impacts Found Not to be Significant
State Clearinghouse	May 7, 2020	• The proposed project has complied with the State Clearinghouse review requirements	• N/A
Riverside County Flood Control and Water Conservation District (Deborah De Chambeau)	May 7, 2020	• Paying fees and obtaining an encroachment permit, as applicable	• Chapter 5.3, Hydrology and Water Quality

1.7 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, summarizes the conclusions of the environmental analysis contained in this SEIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The following 2016 EIR (Original Project) mitigation measures are modified using *italic* *underline* or ~~strikeout~~ to be consistent with the analysis in this Draft SEIR. The level of significance after implementation of the mitigation measures is also presented.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AIR QUALITY			
Impact 5.1-1: Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during construction activities, or expose sensitive receptors to substantial pollutant concentrations during construction activities?	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.1-2: Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during long-term operational activities, or expose sensitive receptors to substantial pollutant concentrations during long-term operational activities?	Potentially Significant	Mitigation Measure 4.3.6.1C: During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation. Mitigation Measure 4.3.6.3A: Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable): • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed;	Significant and Unavoidable

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and • Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.	
		Mitigation Measure 4.3.6.3B: Prior to issuance of a building permit for each multi-family (apartment) building, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit is served by an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 14 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)1.	
		Mitigation Measure 4.3.6.3C: Prior to issuance of a building permit for each single family unit, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit has an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 8 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)2.	
		Mitigation Measure 4.3.6.3D: Prior to issuance of an occupancy permit for any residential unit, the applicant shall demonstrate that each unit has or is served by an appropriate air filtration system as outlined in Mitigation Measures 4.3.6.3B and 4.3.6.3C. In addition, the applicant shall provide each homeowner or apartment manager with information on filter system operation and maintenance and product warranties.	
		Mitigation Measure 4.3.6.3E: Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site.	
Impact 5.1-3: Would the Modified Project expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant	AQ-1: For equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.	Less Than Significant

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Mitigation Measure 4.3.6.1A: All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	
		Mitigation Measure 4.3.6.1B: Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	
		Mitigation Measure 4.3.6.3B: Prior to issuance of a building permit for each multi-family (apartment) building, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit is served by an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 14 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)1.	
		Mitigation Measure 4.3.6.3C: Prior to issuance of a building permit for each single family unit, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit has an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 8 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)2.	
		Mitigation Measure 4.3.6.3D: Prior to issuance of an occupancy permit for any residential unit, the applicant shall demonstrate that each unit has or is served by an appropriate air filtration system as outlined in Mitigation Measures 4.3.6.3B and 4.3.6.3C. In addition, the applicant shall provide each homeowner or apartment manager with information on filter system operation and maintenance and product warranties.	
		Mitigation Measure 4.3.6.3E: Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site.	
Impact 5.1-4: Would the Modified Project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant	Mitigation Measure 4.3.6.1A: All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	Significant and Unavoidable

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Mitigation Measure 4.3.6.1B: Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	
		Mitigation Measure 4.3.6.1C: During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.	
		Mitigation Measure 4.3.6.3A: Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable): • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and	

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.	
Impact 5.1-5: Would the Modified Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.2 GREENHOUSE GAS EMISSIONS			
Impact 5.2-1: Would the Modified Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant	Mitigation Measure 4.3.6.1A: All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	Significant and Unavoidable
		Mitigation Measure 4.3.6.1B: Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	
		Mitigation Measure 4.3.6.3A: Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable): • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows;	

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and • Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.	
Impact 5.2-2: Would the Modified Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant	Mitigation Measure 4.3.6.1A: All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	Significant and Unavoidable
		Mitigation Measure 4.3.6.1B: Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	
		Mitigation Measure 4.3.6.3A: Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable): • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment;	

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and • Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.	

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.3 HYDROLOGY AND WATER QUALITY			
Impact 5.3-1: Would the Modified Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-2: Would the Modified Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-3: Would the Modified Project 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 result in a 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?	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-4: Would the Modified Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-5: Would the Modified Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.4 TRANSPORTATION			

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.4-1: Would the Modified Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Potentially Significant	Mitigation Measure 4.16.6.1A: Central Street/Baxter Road intersection *#3*: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for *the hotel or medical office building or any other* development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour trips at this intersection: ~~• Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road.~~ ~~• Northbound approach: N/A~~ ~~• Southbound approach: one left-turn lane, one right-turn lane.~~ ~~• Eastbound approach: one left-turn lane, one through lane.~~ ~~• Westbound approach: one through lane, one right-turn lane.~~ • *Install a traffic signal.* • *Restripe the southbound shared through-right turn lane as a left turn lane and construct a right turn lane.* • *Construct an eastbound left turn lane.* • *Construct a westbound right turn lane.* Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM outbound trips, or the intersection improvements shall be required prior to occupancy. ~~Mitigation Measure 4.16.6.1B: Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection. Construction of the signal shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses.~~ Mitigation Measure 4.16.6.1C: Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.	Significant and Unavoidable

1. Executive Summary

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		~~Mitigation Measure 4.16.6.2A: Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or the construction of more than 10,000 square feet of commercial retail uses.~~	
Impact 5.4-2: Would the Modified Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	Less Than Significant	TDM Strategy #1: Increase Diversity of Land Uses – The Project proposes the 66 single family detached residential dwelling units, 204 multi-family dwelling units, 102 room hotel and 84,000 square feet (sf) of medical-dental office. In order for the above measure to apply, at least three of the following will be located on or off-site within ¼ mile of the Project: Residential Development, Retail Development, Park, Open Space, or Office. The Project includes residential, hotel and office in the development plan. The Project's proposed colocation of varied residential, hotel and office uses within ¼ mile proximity together with supporting amenities would tend to decrease the propensity for vehicle travel for local residents. The implementation of this measure could reduce commute VMT by 0 – 12 percent; ; the VMT memo assumed the midpoint of 6.0 percent.	Less Than Significant
		TDM Strategy #2: Provide Pedestrian Network Improvements – Pedestrian connections shall be provided to surrounding areas consistent with the City's General Plan. Providing a pedestrian access network to link areas of the Project site encourages people to walk instead of drive. The Project would provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site. The Project would minimize barriers to pedestrian access and interconnectivity. Implementation of this measure could reduce commute VMT by 0.5 – 5.7 percent; the VMT memo assumed the midpoint of 3.10 percent.	
		TDM Strategy #3: Provide Traffic Calming Measures – It is recommended that applicable traffic calming measures be considered as part of the final site design to encourage pedestrian and bicycle activity. Implementation of this measure could reduce commute VMT by 0.0 – 1.7 percent; the VMT memo assumed the midpoint of 0.85 percent.	
Impact 5.4-3: Would the Modified Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible (e.g., farm	Less Than Significant	No mitigation measures are required.	Less Than Significant

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
equipment), or result in inadequate emergency access?			

2. Introduction

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The intent of the draft supplemental environmental impact report (SEIR) is to provide sufficient information on the potential environmental impacts of the proposed changes to the Baxter Village Mixed-Use Project (Modified Project) to allow the City of Wildomar (City) to make an informed decision regarding approval of the Modified Project. Specific discretionary actions to be reviewed by the City are described in Section 3.3, *Intended Uses of the SEIR*. The SEIR analyzed the incremental changes in environmental impacts as a result of the Modified Project.

This Draft SEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code, §§ 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.)

The City, as lead agency under CEQA, determined that an SEIR was appropriate to satisfy CEQA requirements (State CEQA Guidelines § 15163) by fully disclosing new impacts or changes in impacts that would occur as a result of the Modified Project.

According to State CEQA Guidelines, Section 15163, an SEIR is prepared when:

1. Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and

2. Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

Further, as explained therein:

- The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.
- A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.
- A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.
- When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

State CEQA Guidelines Section 15162 states:

a. When an EIR has been certified or 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 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 negative declaration was adopted, shows any of the following:
        i. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
        ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
        iii. 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
        iv. 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.

Here, the City determined that an SEIR was appropriate because there are new potential significant environmental effects as a result of changes to the Original Project. That said, the new potential significant environmental effects are merely the result of changes in air quality and greenhouse gas models adopted after the Original Project was approved. That is, the Modified Project will not substantially increase environmental effects beyond what was previously identified in the Original Project; however, due to changes in modelling, the Modified Project's environmental effects have conservatively been deemed new potentially significant effects, thus, triggering an SEIR versus an Addendum to the EIR.

2.2 NOTICE OF PREPARATION

The City determined that an SEIR would be appropriate for the Modified Project and issued a Notice of Preparation (NOP) on April 8, 2020 (see Appendix A). Comments received during the NOP public review period, from April 8, 2020, to May 7, 2020, are in Appendix A.

The NOP process helps determine the scope of the environmental issues to be addressed in the Draft SEIR. Based on this process, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered potentially significant are addressed in this Draft SEIR, but issues identified as less than significant or no impact are not.

2.3 SCOPE OF THIS DRAFT SEIR

This Draft SEIR only evaluates the potential impacts of the Modified Project, i.e., the proposed hotel and medical office building (MOB), and does not alter the existing approved residential components. While CEQA requires a plan-to-ground analysis, which in this case is a vacant site, many of the potential impacts of the Modified Project have been addressed in the 2016 EIR for the Original Project. All applicable mitigation measures included in the adopted Mitigation Monitoring and Reporting Plan (MMRP) will continue to apply to the area affected by the Modified Project and have been included in the appropriate Draft SEIR sections. For example, mitigation measures regulating dust control, grading, and other physical construction impacts that already apply to the Original Project and would continue to apply to the Modified Project. As a result, the Draft SEIR scope was limited to a change in transportation, air quality, greenhouse gas, and hydrology impacts.

The information in Chapter 3, *Project Description*, establishes the basis for analyzing future, project-related environmental impacts. However, further environmental review by the City may be required as more detailed information and plans are submitted on a project-by-project basis.

2.3.1 Significant and Unavoidable Impacts from the 2016 EIR

The Original Project resulted in significant and unavoidable impacts to Transportation. The Original Project would generate traffic onto local streets and intersections which would cause the intersection of Central Street and Baxter Road to operate at an unsatisfactory Level of Service. The Original Project would also result in significant impacts due to intersection level of service impacts exceeding the City standards under the Opening Year (2018) condition and the General Plan Buildout (post-2035) condition. The Original Project would result in significant and unavoidable impacts due to intersection level of service impacts exceeding Caltrans standards on freeway mainline segments or at freeway ramps.

2.3.2 Impacts Considered Less Than Significant

During preparation of the technical studies, the City determined that 15 environmental impact categories were not significantly affected by the Modified Project, or that the previously adopted mitigation measures remain adequate to address impacts associated with the Modified Project. Because the following environmental issues were found to be less than significant in the 2016 EIR and would have an identical finding for the Modified Project, they are not discussed in detail in this Draft SEIR (see Chapter 8, *Impacts Found Not to be Significant*).

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Mineral Resources
- Noise
- Population and Housing
- Public Services

- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

2.3.3 Potentially Significant Adverse Impacts

The City determined that four environmental factors would be different in the Modified Project and could be viewed as new potentially significant impacts. Therefore, the following topics are evaluated in this SEIR.

- Air Quality
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Transportation

2.3.4 Unavoidable Significant Adverse Impacts

The Modified Project would not increase effects on the environment beyond what was already identified and approved in the Original Project and EIR. However, a new air quality and greenhouse gas model has been adopted since the approval of the Original Project. Despite no increase in environmental effects as a result of the Modified Project, under the new model, the Modified Project's calculated impacts exceed the significance threshold. Additionally, the roadway improvements would not be in by the time the Modified Project is occupied, and the impacted intersection is outside the jurisdiction of the City. Therefore, this Draft SEIR conservatively identifies five significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the Modified Project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. Because there are significant and unavoidable adverse impacts, the City must prepare a "statement of overriding considerations" before it can approve the Modified Project, attesting that the decision-making body has balanced the benefits of the Modified Project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impacts that were found in the Draft SEIR to be new significant and unavoidable are:

- Impact 5.1-2: Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during construction activities, or expose sensitive receptors to substantial pollutant concentrations during construction activities?
- Impact 5.1-4: Would the Modified Project conflict with or obstruct implementation of the applicable air quality plan?
- Impact 5.2-1: Would the Modified Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Impact 5.2-2: Would the Modified Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- Impact 5.4-1: Would the Modified Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

2.4 INCORPORATION BY REFERENCE

Some documents are incorporated by reference into this Draft SEIR, consistent with Section 15150 of the CEQA Guidelines, and they are available for review at the City.

- *Draft Environmental Impact Report Baxter Village Mixed-Use Project,* prepared by LSA, December 30, 2015
- *Final Environmental Impact Report Baxter Village Mixed-Use Project,* prepared by LSA, May 12, 2016
- City of Wildomar General Plan
- City of Wildomar Zoning Code (Title 17, City of Wildomar Municipal Code)
- City of Wildomar Development Standards (Title 17, City of Wildomar Municipal Code)
- City of Wildomar Commercial Design Guidelines (Title 17, City of Wildomar Municipal Code)

2.5 FINAL SEIR CERTIFICATION

This Draft SEIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the Draft SEIR to the City address shown on the title page of this document. Upon completion of the 45-day review period, the City will review all written comments received and prepare written responses for each. A Final SEIR will incorporate the received comments, responses to the comments, and any changes to the Draft SEIR that result from comments. The Final SEIR will be presented to the City for potential certification as the environmental document for the Modified Project. All persons who comment on the Draft SEIR will be notified of the availability of the Final SEIR and the date of the public hearing before the City.

The Draft SEIR is available to the general public for review at various locations.

- On the City's website: http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316
- In person at the City of Wildomar, Planning Department: 23873 Clinton Keith Road, Suite 201, Wildomar, California, 92595

2.6 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code Section 21081 or adopted a Negative Declaration pursuant to Section 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR.

The MMRP for the Modified Project will be completed as part of the Final SEIR, prior to consideration of the Modified Project by the Wildomar City Council.

3. Project Description

3.1 INTRODUCTION

The term "project," as defined by the California Environmental Quality Act (CEQA) Guidelines, means "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)…enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700" (CEQA Guidelines, §15378(a)). The CEQA Guidelines further explain that a "project" refers to the activity that is being approved and that may be subject to several discretionary approvals by governmental agencies (CEQA Guidelines §15378(c)).

3.1.1 Description of the Modified Project

The Modified Project would eliminate the approved 75,000-square-foot retail center to instead construct an 84,000-square-foot (3-story, 50-foot-high) outpatient medical office building (MOB) on 7.2 acres, a 102-room (5-story, 50-foot-high) hotel building on 2.4 acres, and associated road and storm drain improvements for a total of approximately 10 acres. Figure 3-1, *Site Plan*, shows the hotel and MOB site plan on the project site. The existing General Plan and zoning designations of the site, Commercial Retail (CR) and Scenic Highway Commercial (C-P-S), respectively, would remain unchanged. A sidewalk and crosswalk would be constructed around the perimeter of the site.

3.1.1.1 HOTEL

The proposed hotel would consist of 102 rooms on 2.4 acres. The building would be 5 stories tall (50 feet high). Figure 3-2a, *Hotel Elevations – North and South,* and Figure 3-2b, *Hotel Elevations – East and West,* show the building's elevation and exterior façade; with the parapet, the building would be 56 feet tall. The proposed hotel and MOB would have shared surface parking and shared site access arrangements. Primary ingress and egress would be from an unnamed future loop road that would connect to Baxter Road to the south, with secondary access through the MOB parking area. The hotel would include landscaping along the frontage of the building and in the parking lot. The hotel would be required to provide one parking space per room, and two spaces for managers (104 parking spaces); a total of 105 parking spaces would be available for hotel guests and employees (78 spaces on site and 27 shared spaces with MOB). Refer to Appendix A-1 Baxter Village Development Plan – Hotel.

3. Project Description

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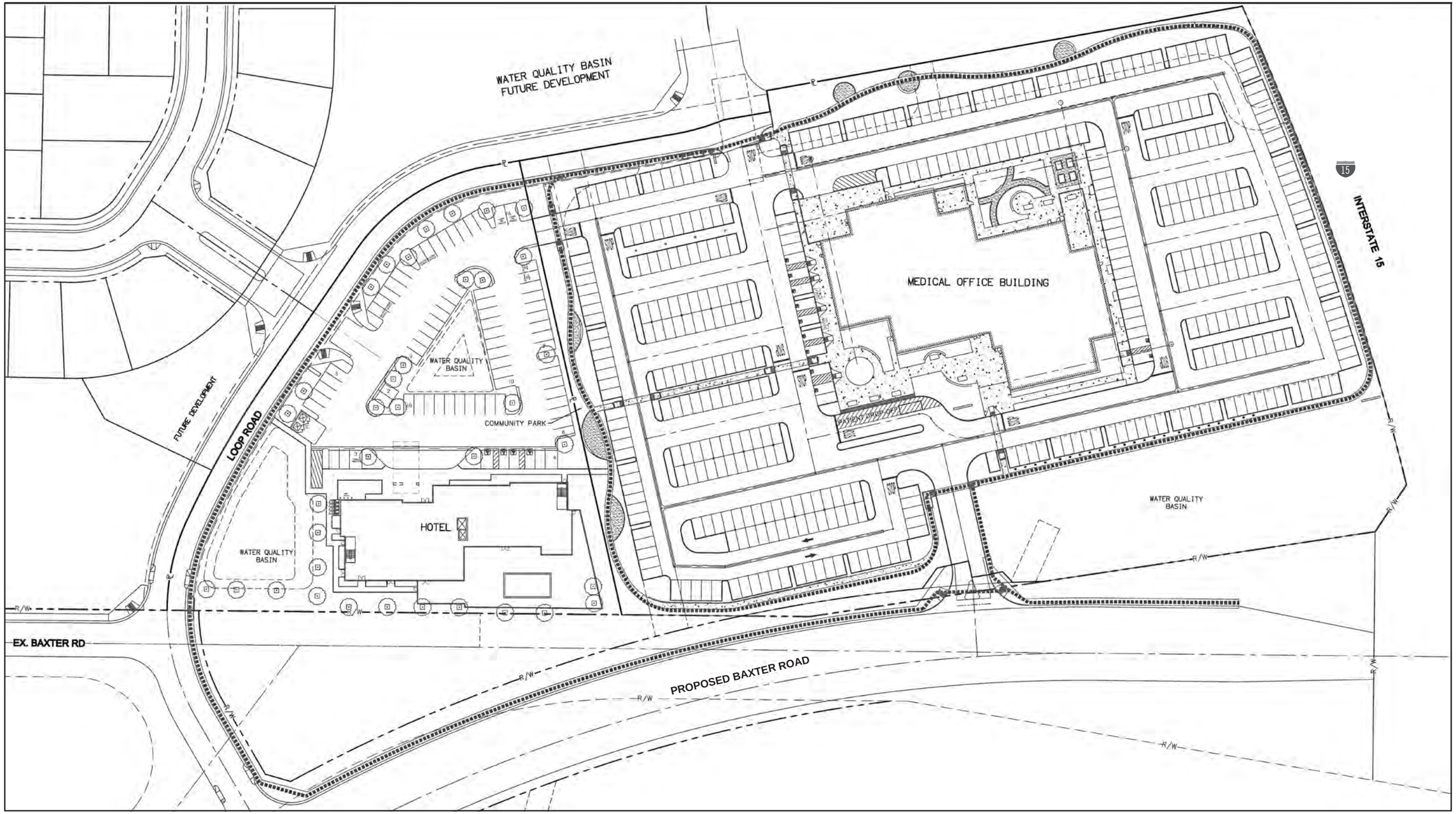
Figure 3-1 - Site Plan
3. Project Description



Sidewalk/Crosswalk

0 80
Scale (Feet)

Source: Michael Baker International, 2020

3. Project Description

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Figure 3-2a - Hotel Elevations - North and South



North Elevation



South Elevation

COLORS & MATERIALS:

- **P1** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6155 - SOFT IVORY
- **P2** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6117 - COLORADO TRAIL
- **P3** EIFS WITH FINE STUCCO FINISH WITH HORIZONTAL REVEALS
  COLOR TO MATCH: DET620 - BARNWOOD GRAY
- **P4** STUCCO TRIM
  COLOR TO MATCH: DET631 - COCOA POWDER
- **P5** STUCCO TRIM & METAL EAVES, CANOPY STRUCTURE, WINDOW SHADING DEVICES, EXPOSED BEAMS & RAFTER TAILS
  COLOR TO MATCH: DET6131 - TEDDY BEAR
- **M1** WOOD - TEXTURED ENTRY DOORS
- **M2** ANODIZED ALUMINUM STOREFRONT
  DARK BRONZE
- **L1** STRING LIGHTS
- **L2** CRAFTSMAN STYLE LIGHT FIXTURES
- **B1** BOLLARDS
- **C1** DECORATIVE PAVING
- **G** GLAZING - TINTED LIGHT GRAY
- **W1** WOOD - TEXTURED SOFFIT
  LIGHT OAK COLOR
- **S** INDIVIDUAL INTERNALLY-LIT CHANNEL LETTERS WITH ACRYLIC FACE AND METAL RETURNS AND BACKS

0 25
Scale (Feet)

Source: Architects Orange, 2020

3. Project Description

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Figure 3-2b - Hotel Elevations - East and West
3. Project Description



West Elevation



East Elevation

COLORS & MATERIALS:

- **P1** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6155 - SOFT IVORY
- **P2** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6117 - COLORADO TRAIL
- **P3** EIFS WITH FINE STUCCO FINISH WITH HORIZONTAL REVEALS
  COLOR TO MATCH: DET620 - BARNWOOD GRAY
- **P4** STUCCO TRIM
  COLOR TO MATCH: DET631 - COCOA POWDER
- **P5** STUCCO TRIM & METAL EAVES, CANOPY STRUCTURE, WINDOW SHADING DEVICES, EXPOSED BEAMS & RAFTER TAILS
  COLOR TO MATCH: DET6131 - TEDDY BEAR
- **M1** WOOD - TEXTURED ENTRY DOORS
- **M2** ANODIZED ALUMINUM STOREFRONT
  DARK BRONZE
- **L1** STRING LIGHTS
- **L2** CRAFTSMAN STYLE LIGHT FIXTURES
- **B1** BOLLARDS
- **C1** DECORATIVE PAVING
- **G** GLAZING - TINTED LIGHT GRAY
- **W1** WOOD - TEXTURED SOFFIT
  LIGHT OAK COLOR
- **S** INDIVIDUAL INTERNALLY-LIT CHANNEL LETTERS WITH ACRYLIC FACE AND METAL RETURNS AND BACKS

0 20
Scale (Feet)

Source: Architects Orange, 2020

3. Project Description

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3. Project Description

Operations

The hotel would require approximately 29 total employees throughout the day, and would operate 24-hours, 7-days a week.

3.1.1.2 MEDICAL OFFICE BUILDING

The MOB would be on 7.2 acres and would be an 84,000-square-foot, 3-story (50-foot-high) building. Figure 3-3a, *Medical Office Building Elevations – North and South,* and Figure 3-3b, *Medical Office Building Elevations – East and West,* show the building's elevation and exterior façade; with the parapet, the building would be 53 feet and 6 inches tall. Ingress and egress would be from Baxter Road to the south with additional access from the future loop road. The MOB would also include 7,500 square feet of community open space. The proposed hotel and MOB would have shared surface parking and shared site access arrangements in place. The MOB would need to provide 1 parking space per 200 square feet of leasable floor area (402 parking spaces). The MOB would provide 405 parking spaces and 12 bicycle spaces.

Site improvements include large courtyards fronting along the north and south building frontages, landscaping, building and directional signage, photovoltaic (solar) panels in the MOB's western parking lot, and designated electric vehicle charging stations. Refer to Appendix A-2 Baxter Village Development Plan – Medical Offices Building.

Construction

Construction will involve removal of vegetation, grading to finished design elevations, excavation to allow construction of building foundations, utilities, roadways, parking areas, sidewalks and landscaping. Equipment used during construction may include, but is not limited to, crawler tractors, rubber-tired dozers, excavators, graders, scrapers, cranes, forklifts, generator sets, welders, pavers, paving equipment, rollers, and air compressors. The Modified Project would require the haul of materials during grading activities.

Operations

Outpatient medical services include, but are not limited to, physician office, primary care, behavioral health, occupational therapy, optometry, allergy and dermatology, laboratory, and pharmacy. Ancillary services may include café, optical retail sales, and conference rooms. The MOB would require approximately 103 employees.

3. Project Description

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Figure 3-3a - Medical Office Building Elevations - North and South



North Elevation



South Elevation

GL-1	INSULATED GLAZING UNIT
GL-2	SPRANDREL GLAZING
FP-1	MODULAR FACADE PANELS WITH EIFS FINISH
FP-2	MODULAR FACADE PANELS WITH EIFS FINISH
MP-1	MCM WINDOW TRIM
MP-3	CONCEALED FAS-TENER METAL PANEL CLADDING SYSTEM
MP-4	CUSTOM PERFORATED METAL PANELS
MP-5	PAINTED STRUCTURAL STEEL SUPPORT
MP-6	ALUMINUM EXTRU-SIONS WITH WOOD GRAIN FINISH
MP-7	ALUMINUM PANELS WITH WOOD GRAIN FINISH

0 20
Scale (Feet)

Source: Cannon Design, 2020

3. Project Description

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Figure 3-3b - Medical Office Building Elevations - East and West



East Elevation



West Elevation

GL-1 INSULATED GLAZING UNIT

GL-2 SPRANDREL GLAZING

FP-1 MODULAR FACADE PANELS WITH EIFS FINISH

FP-2 MODULAR FACADE PANELS WITH EIFS FINISH

MP-1 MCM WINDOW TRIM

MP-3 CONCEALED FAS-TENER METAL PANEL CLADDING SYSTEM

MP-4 CUSTOM PERFORATED METAL PANELS

MP-5 PAINTED STRUCTURAL STEEL SUPPORT

MP-6 ALUMINUM EXTRU-SIONS WITH WOOD GRAIN FINISH

MP-7 ALUMINUM PANELS WITH WOOD GRAIN FINISH

0 20
Scale (Feet)

Source: Cannon Design, 2020

3. Project Description

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3.2 STATEMENT OF OBJECTIVES

Objectives for the Baxter Village Mixed-Use Project will aid decision makers in their review of the Modified Project and associated environmental impacts:

1. Develop land located within the City consistent with the City's objectives, as set forth in the general plan and zoning code.
2. Deliver a commercial center that provides a mix of medical office and hotel uses, providing the City with increased employment opportunities, public health services, and tax revenues.
3. Incorporate architectural design elements that reflect the Contemporary Craftsman Architectural Style per the City's Commercial Design Guidelines.
4. Improve local public health and safety by serving the existing and projected growth in Wildomar and immediate surrounding communities.
5. Reduce vehicular trips outside the City for medical services by increasing the types and capacity of local medical services available.
6. Provide a comprehensive range of high-quality healthcare services in a seismically safe, state-of-the-art, advanced-care medical facility to serve the Wildomar region.
7. Create a comprehensively planned, advanced-care medical facility that provides community vitality and economic growth in Wildomar and the surrounding region.
8. Improve the jobs/housing balance within the City and surrounding area.
9. Implement green building features using the standards of the California Green Building Standards Code, and as well as the Leadership in Energy and Environmental Design (LEED) Silver certification requirements or equivalent.
10. Provide a freeway-adjacent hotel focused on business and leisure travelers.
11. Locate a public gathering place within the site for use by the Wildomar Historical Society to construct displays highlighting the City's historic heritage.

3.3 INTENDED USES OF THE SEIR

CEQA Guidelines, Section 15124(d) requires the lead agency to include in the project description a statement briefly describing the intended uses of the EIR. This Draft SEIR examines the environmental impacts of the Modified Project. In addition to approval from the City Council for the following actions, the encroachment permit would require approval from Caltrans:

- Encroachment permit for modifications to Baxter Road as part of the project adjacent to the roadway, and from required mitigation measures
- Encroachment permit for modifications to I-15 as part of the project grading adjacent to the roadway, and from required mitigation measures (approval from Caltrans is required)
- Site plan approval
- Building permit

4. Environmental Setting

4.1 INTRODUCTION

This section provides a "description of the physical environmental conditions on the project site, and in the vicinity of the project, as they exist at the time the notice of preparation is published, ... from both a local and a regional perspective" (California Environmental Quality Act [CEQA] Guidelines § 15125[a]), pursuant to provisions of CEQA and the CEQA Guidelines. However, the scope of environmental review in this supplemental environmental impact report (SEIR) is guided by the principle that a lead agency, when preparing an SEIR, must evaluate only the changes to the project, changes in circumstances, or new information that led to the preparation of the SEIR. The purpose of CEQA's supplemental review provisions is to fully disclose new impacts or incremental changes in impacts that would occur as a result of project modifications.

4.2 EXISTING CONDITIONS

The Modified Project is in the City of Wildomar (City) in western Riverside County. The 36-acre Baxter Village site is bounded to the north by Grove Street, Interstate (I-) 15 to the east, Baxter Road to the south, and White Street to the west. The proposed modifications would occur at the southeastern portion of the Baxter Village site, and would encompass approximately 10 acres on the site. The General Plan designation of the site is Commercial Retail (CR) and the zoning designation of the site is C-P-S (Scenic Highway Commercial).

4.2.1 Regional Planning Considerations

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG is the federally recognized metropolitan planning organization for this region, which encompasses over 380,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for the projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs.

The 2016–2040 Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) was adopted in April 2016. Major themes in the 2016 RTP/SCS include integrating strategies for land use and transportation; striving for sustainability; protecting and preserving existing transportation infrastructure; increasing capacity through improved systems management; providing more transportation choices; leveraging technology; responding to demographic and housing market changes; supporting commerce, economic growth, and opportunity; promoting the links between public health, environmental protection, and economic opportunity; and incorporating the principles of social equity and environmental justice into the plan. SCAG released the 2020–2045 RTP/SCS (Draft SoCal Plan) on November 7, 2019.

The SCS outlines a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas (GHG) emissions from transportation (excluding goods movement). The SCS is meant to provide growth strategies that will achieve the regional GHG emissions reduction targets identified by the California Air Resources Board. However, the SCS does not require that local general plans, specific plans, or zoning be consistent with the SCS; instead, it provides incentives to governments and developers for consistency.

4.2.1.1 SOUTH COAST AIR BASIN AIR QUALITY MANAGEMENT PLAN

The project area is in the South Coast Air Basin (SoCAB), which is managed by the South Coast Air Quality Management District (South Coast AQMD). Pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and state law, and standards are detailed in the SoCAB Air Quality Management Plan (AQMP). Air pollutants for which ambient air quality standards (AAQS) have been developed are known as criteria air pollutants, including ozone (O_3), carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_x), sulfur dioxide, coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), and lead. VOC and NO_x are criteria pollutant precursors and go on to form secondary criteria pollutants, such as O_3, through chemical and photochemical reactions in the atmosphere. Air basins are classified as attainment/nonattainment areas for particular pollutants, depending on whether they meet AAQS for that pollutant. Based on the SoCAB AQMP, the SoCAB is designated nonattainment for O_3, $PM_{2.5}$, PM_{10}, and lead (Los Angeles County only) under the California and National AAQS and nonattainment for NO_2 under the California AAQS.

4.2.1.2 GREENHOUSE GAS EMISSIONS REDUCTION LEGISLATION

Current State of California guidance and goals for reductions in GHG emissions are generally embodied in Executive Order S-03-05; Assembly Bill (AB) 32, the Global Warming Solutions Act (2008); Executive Order B-15-30 and Senate Bill (SB) 32; SB 375; and Executive Order B-5518 and SB 100.

Executive Order S-03-05, signed June 1, 2005, set the following GHG reduction goals for the State of California:

- 2000 levels by 2010
- 1990 levels by 2020
- 80 percent below 1990 levels by 2050

AB 32 was passed by the state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. AB 32 established a legislative target for the year 2020 goal outlined in Executive Order S-03-05. CARB prepared its first Scoping Plan in 2008 outlining the state's plan for achieving the 2020 targets of AB 32.

In 2008, SB 375 was adopted to connect passenger-vehicle GHG emissions reduction targets for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles by aligning regional long-range transportation plans,

investments, and housing allocations to local land use planning to reduce vehicle miles traveled (VMT) and vehicle trips.

In September 2016, Governor Brown signed SB 32, making the Executive Order B-15-30 goal for year 2030 of a 40 percent reduction below 1990 levels by 2030 into a statewide-mandated legislative target. CARB issued an update to its Scoping Plan in 2017, which sets forth programs for meeting the SB 32 reduction target.

Executive Order B-55-18 sets a goal for the state to achieve carbon neutrality no later than 2045 and to achieve and maintain net negative emissions thereafter. SB 100 would help the state reach the goal set by Executive Order B-55-18 by requiring that the state's electricity suppliers have a source mix that consists of at least 60 percent renewable/zero carbon sources in 2030 and 100 percent renewable/zero carbon sources in 2045.

4.2.1.3 SENATE BILL 743

On September 27, 2013, SB 743 was signed into law. SB 743 started a process that could fundamentally change transportation impact analysis as part of CEQA compliance. The legislature found that with the adoption of SB 375, the state had signaled its commitment to encourage land use and transportation planning decisions and investments that reduce VMT and thereby contribute to the reduction of GHG emissions, as required by the California Global Warming Solutions Act of 2006 (AB 32).

SB 743 generally eliminates auto delay, level of service, and other similar measures of vehicular capacity or traffic congestion as the sole basis for determining significant impacts under CEQA. Pursuant to the CEQA Guidelines, the new criteria "shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" (Public Resources Code § 21099[b][1]).

Pursuant to SB 743, the Natural Resources Agency adopted revisions to the CEQA Guidelines to implement SB 743 on December 28, 2018. The revised CEQA Guidelines establish new criteria for determining the significance of transportation impacts. Under the new guidelines, VMT-related metric(s) that evaluate the significance of transportation-related impacts under CEQA for development projects, land use plans, and transportation infrastructure projects, are required beginning July 1, 2020. The legislation does not preclude the application of local general plan policies, zoning codes, conditions of approval, or any other planning requirements that require evaluation of level of service, but these metrics can no longer constitute the sole basis for determining transportation under CEQA. The City of Wildomar adopted VMT standards on June 10, 2020.

4.3 LOCAL ENVIRONMENTAL SETTING

4.3.1 Air Quality

The SoCAB, which is managed by South Coast AQMD, is designated as nonattainment for O_3; $PM_{2.5}$, under the California and National AAQS; nonattainment for PM_{10} under the California AAQS; and nonattainment for lead (Los Angeles County only) under the National AAQS. A discussion of regional air quality considerations is described in Section 4.2.1.1. Existing air quality conditions in the City are analyzed in Section 5.1, *Air Quality*, of this Draft SEIR.

4.3.2 Greenhouse Gas Emissions

Global climate change is not confined to a particular project area, and even very large projects do not generate enough GHG emissions on their own to influence global climate change significantly. A discussion of regional GHG considerations are described in Section 4.2.1.2. Refer to Section 5.2, *Greenhouse Gas Emissions,* of this Draft SEIR, for a discussion of existing GHG emissions in California.

4.3.3 Hydrology and Water Quality

The project site is currently vacant. A discussion of construction and operational activities of the proposed project, as well as drainage patterns, are discussed in Section 5.3, *Hydrology and Water Quality*, of this Draft SEIR.

4.3.4 Transportation

Regional access to the project area is provided by I-15, which runs north to south and is approximately 210 feet east of the site. Refer to Section 5.4, *Transportation,* for additional information concerning traffic and transportation.

4.4 ASSUMPTIONS REGARDING CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed where they are significant. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as that necessary for the project alone. Section 15355 of the CEQA Guidelines defines cumulative impacts to be "…two or more individual effects which, when considered together, as considerable or which compound or increase other environmental impacts." Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity.

The CEQA Guidelines (Section 15130 [b][1]) state that the information used in an analysis of cumulative impacts should come from one of two sources:

A. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or

B. A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

Depending on the environmental category, the cumulative impact analysis may use either source A or B. Some impacts are site specific, and others may have impacts outside the city's boundaries, such as regional air quality. Please refer to Chapter 5, *Environmental Analysis,* for a discussion of the cumulative impacts associated with development and growth in the City and region for each environmental resource area.

Cumulative impact analyses for several topical sections are also based on the most appropriate geographic boundary for the respective impact. Several potential cumulative impacts that encompass regional boundaries (e.g., air quality and traffic) have been addressed in the context of various regional plans and defined significance

thresholds. Climate change is a global issue, and the cumulative impacts analysis has been addressed in the context of state regulations and regional plans designed to address the global cumulative impact.

5. Environmental Analysis

Chapter 5 examines the environmental setting of the Modified Project, analyzes its effects and the significance of its impacts, and recommends mitigation measures to reduce or avoid impacts. This chapter has a separate section for each environmental issue area that was determined to need further study in the SEIR. Environmental issues and their corresponding sections are:

- 5.1 Air Quality
- 5.2 Greenhouse Gas Emissions
- 5.3 Hydrology and Water Quality
- 5.4 Transportation

Sections 5.1 through 5.4 provide a detailed discussion of the environmental setting, impacts associated with the Modified Project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measure are also discussed.

The NOP also determined that certain issues under an environmental topic would not be significantly affected by implementation of the Modified Project; these issues are not discussed further in this SEIR as described in Section 8, *Impacts Found Not to be Significant*.

5.1 ORGANIZATION OF ENVIRONMENTAL ANALYSIS

To assist the reader with comparing information between environmental issues, each section is organized under 11 major headings:

- Environmental Setting
- Thresholds of Significance
- The 2016 Approved Project (Original Project)
- Applicable Mitigation Measures from the 2016 EIR (Original Project)
- Environmental Impacts of the Modified Project
- Cumulative Impacts
- Level of Significance Before Additional Mitigation
- Additional Mitigation Measures for the Modified Project
- Level of Significance After Additional Mitigation
- References

In addition, Chapter 1, *Executive Summary,* has a table that summarizes all impacts by environmental issue.

5.2 TERMINOLOGY USED IN THIS DRAFT SEIR

The level of significance is identified for each impact in this DSEIR. Although the criteria for determining significance are different for each topic area, the environmental analysis applies a uniform classification of the impacts based on definitions consistent with CEQA and the CEQA Guidelines:

- **No impact.** The project would not change the environment.
- **Less than significant.** The project would not cause any substantial, adverse change in the environment.
- **Less than significant with mitigation incorporated.** The SEIR includes mitigation measures that avoid substantial adverse impacts on the environment.
- **Significant and unavoidable.** The project would cause a substantial adverse effect on the environment, and no feasible mitigation measures are available to reduce the impact to a less than significant level.

5.1 AIR QUALITY

This section of the Draft SEIR evaluates the potential air quality impacts of the Modified Project compared to the air quality impacts of the Original Project.

The analysis in this section is based in part on the following technical report:

- *Baxter Village Air Quality Impact Analysis*, Urban Crossroads, November 19, 2019

A complete copy of this study is included in as Appendix B to this Draft SEIR.

5.1.1 Environmental Setting

Criteria Air Pollutants

The pollutants emitted into the ambient air by stationary and mobile sources are categorized as primary and/or secondary pollutants. Primary air pollutants are emitted directly from sources. Carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_x), sulfur dioxide (SO_2), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), and lead (Pb) are primary air pollutants. Of these, CO, SO_2, NO_2, PM_{10}, and $PM_{2.5}$ are "criteria air pollutants," which means that ambient air quality standards (AAQS) have been established for them. VOC and NO_x are criteria pollutant precursors that form secondary criteria air pollutants through chemical and photochemical reactions in the atmosphere. Ozone (O_3) and nitrogen dioxide (NO_2) are the principal secondary pollutants.

A description of each of the primary and secondary criteria air pollutants and its known health effects is presented below.

- **Carbon Monoxide** is a colorless, odorless gas produced by incomplete combustion of carbon substances, such as gasoline or diesel fuel. CO is a primary criteria air pollutant. CO concentrations tend to be the highest during winter mornings with little to no wind, when surface-based inversions trap the pollutant at ground levels. The highest ambient CO concentrations are generally found near traffic-congested corridors and intersections. The primary adverse health effect associated with CO is interference with normal oxygen transfer to the blood, which may result in tissue oxygen deprivation (South Coast AQMD 2005; USEPA 2018). The SoCAB is designated under the California and National AAQS as being in attainment of CO criteria levels (CARB 2018).

- **Nitrogen Oxides** are a by-product of fuel combustion and contribute to the formation of ground-level O_3, PM_{10}, and $PM_{2.5}$. The two major forms of NO_X are nitric oxide (NO) and nitrogen dioxide (NO_2). NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. The principal form of NO_X produced by combustion is NO, but NO reacts quickly with oxygen to form NO_2, creating the mixture of NO and NO_2 commonly called NO_X. NO_2 is an acute irritant and more injurious than NO in equal concentrations. At atmospheric concentrations, however, NO_2 is only potentially irritating. NO_2 absorbs blue light; the result is a brownish-red cast to the atmosphere and reduced visibility. NO_2 exposure concentrations near roadways are of

particular concern for susceptible individuals, including asthmatics, children, and the elderly. Current scientific evidence links short-term NO_2 exposures, ranging from 30 minutes to 24 hours, with adverse respiratory effects, including airway inflammation in healthy people and increased respiratory symptoms in people with asthma. Also, studies show a connection between elevated short-term NO_2 concentrations and increased visits to emergency departments and hospital admissions for respiratory issues, especially asthma (South Coast AQMD 2005; USEPA 2018). The SoCAB is designated an attainment area for NO_2 under the National and California AAQS (CARB 2018).

- **Sulfur Dioxide** is a colorless, pungent, irritating gas formed by the combustion of sulfurous fossil fuels. It enters the atmosphere as a result of burning high-sulfur-content fuel oils and coal and chemical processes at plants and refineries. Gasoline and natural gas have very low sulfur content and do not release significant quantities of SO_2. When sulfur dioxide forms sulfates (SO_4) in the atmosphere, together these pollutants are referred to as sulfur oxides (SO_X). Thus, SO_2 is both a primary and secondary criteria air pollutant. At sufficiently high concentrations, SO_2 may irritate the upper respiratory tract. Current scientific evidence links short-term exposures to SO_2, ranging from 5 minutes to 24 hours, with an array of adverse respiratory effects, including bronchoconstriction and increased asthma symptoms. These effects are particularly adverse for asthmatics at elevated ventilation rates (e.g., while exercising or playing) at lower concentrations and when combined with particulates, SO_2 may do greater harm by injuring lung tissue. Studies also show a connection between short-term exposure and increased visits to emergency facilities and hospital admissions for respiratory illnesses, particularly in at-risk populations such as children, the elderly, and asthmatics (South Coast AQMD 2005; USEPA 2018). The SoCAB is designated attainment under the California and National AAQS (CARB 2018).

- **Suspended Particulate Matter** consists of finely divided solids or liquids such as soot, dust, aerosols, fumes, and mists. Two forms of fine particulates are now recognized and regulated. Inhalable coarse particles, or PM_{10}, include particulate matter with an aerodynamic diameter of 10 microns or less (i.e., ≤10 millionths of a meter or 0.0004 inch). Inhalable fine particles, or $PM_{2.5}$, have an aerodynamic diameter of 2.5 microns or less (i.e., ≤2.5 millionths of a meter or 0.0001 inch). Particulate discharge into the atmosphere results primarily from industrial, agricultural, construction, and transportation activities. Both PM_{10} and $PM_{2.5}$ may adversely affect the human respiratory system, especially in people who are naturally sensitive or susceptible to breathing problems. The US Environmental Protection Agency's (EPA) scientific review concluded that $PM_{2.5}$, which penetrates deeply into the lungs, is more likely than PM_{10} to contribute to health effects and at far lower concentrations. These health effects include premature death in people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, aggravated asthma, decreased lung function, and increased respiratory symptoms (e.g., irritation of the airways, coughing, or difficulty breathing) (South Coast AQMD 2005). There has been emerging evidence that ultrafine particulates, which are even smaller particulates with an aerodynamic diameter of <0.1 microns or less (i.e., ≤0.1 millionths of a meter or <0.000004 inch), have human health implications because their toxic components may initiate or facilitate biological processes that may lead to adverse effects to the heart, lungs, and other organs (South Coast AQMD 2013). However, the EPA and the California Air Resources Board (CARB) have not adopted AAQS to regulate these particulates. Diesel particulate matter is classified by CARB as a carcinogen (CARB

1998). Particulate matter can also cause environmental effects such as visibility impairment,[1] environmental damage,[2] and aesthetic damage[3] (South Coast AQMD 2005; USEPA 2018). The SoCAB is a nonattainment area for $PM_{2.5}$ under California and National AAQS and a nonattainment area for PM_{10} under the California AAQS (CARB 2018).[4]

- **Ozone**, or O_3, is a key ingredient of "smog" and is a gas that is formed when VOCs and NO_X, both by-products of internal combustion engine exhaust, undergo photochemical reactions in sunlight. O_3 is a secondary criteria air pollutant. O_3 concentrations are generally highest during the summer months when direct sunlight, light winds, and warm temperatures create favorable conditions for its formation. O_3 poses a health threat to those who already suffer from respiratory diseases as well as to healthy people. Breathing O_3 can trigger a variety of health problems, including chest pain, coughing, throat irritation, and congestion. It can worsen bronchitis, emphysema, and asthma. Ground-level O_3 also can reduce lung function and inflame the linings of the lungs. Repeated exposure may permanently scar lung tissue. O_3 also affects sensitive vegetation and ecosystems, including forests, parks, wildlife refuges, and wilderness areas. In particular, O_3 harms sensitive vegetation during the growing season (South Coast AQMD 2005; USEPA 2018). The SoCAB is designated extreme nonattainment under the California AAQS (1-hour and 8-hour) and National AAQS (8-hour) (CARB 2018).

- **Volatile Organic Compounds** are composed primarily of hydrogen and carbon atoms. Internal combustion associated with motor vehicle usage is the major source of VOCs. Other sources include evaporative emissions from paints and solvents, asphalt paving, and household consumer products such as aerosols (South Coast AQMD 2005). There are no AAQS for VOCs. However, because they contribute to the formation of O_3, South Coast AQMD has established a significance threshold. The health effects for ozone are described above.

- **Lead** is a metal found naturally in the environment as well as in manufactured products. Once taken into the body, lead distributes throughout the body in the blood and accumulates in the bones. Depending on the level of exposure, lead can adversely affect the nervous system, kidney function, immune system, reproductive and developmental systems, and the cardiovascular system. Lead exposure also affects the oxygen-carrying capacity of the blood. The effects of lead most commonly encountered in current populations are neurological effects in children and cardiovascular effects in adults (e.g., high blood pressure and heart disease). Infants and young children are especially sensitive to even low levels of lead, which may contribute to behavioral problems, learning deficits, and lowered IQ (South Coast AQMD 2005; USEPA 2018). The major sources of lead emissions have historically been mobile and industrial sources. As a result

[1] $PM_{2.5}$ is the main cause of reduced visibility (haze) in parts of the United States.

[2] Particulate matter can be carried over long distances by wind and then settle on ground or water, making lakes and streams acidic; changing the nutrient balance in coastal waters and large river basins; depleting the nutrients in soil; damaging sensitive forests and farm crops; and affecting the diversity of ecosystems.

[3] Particulate matter can stain and damage stone and other materials, including culturally important objects such as statues and monuments.

[4] CARB approved the SCAQMD's request to redesignate the SoCAB from serious nonattainment for PM_{10} to attainment for PM_{10} under the National AAQS on March 25, 2010, because the SoCAB did not violate federal 24-hour PM_{10} standards from 2004 to 2007. The EPA approved the State of California's request to redesignate the South Coast PM_{10} nonattainment area to attainment of the PM_{10} National AAQS, effective on July 26, 2013.

of the EPA's regulatory efforts to remove lead from gasoline, emissions of lead from the transportation sector dramatically declined by 95 percent between 1980 and 1999, and levels of lead in the air decreased by 94 percent between 1980 and 1999. Today, the highest levels of lead in air are usually found near lead smelters. The major sources of lead emissions today are ore and metals processing and piston-engine aircraft operating on leaded aviation gasoline. However, in 2008 the EPA and CARB adopted more strict lead standards, and special monitoring sites immediately downwind of lead sources recorded very localized violations of the new state and federal standards.[5] As a result of these violations, the Los Angeles County portion of the SoCAB is designated nonattainment under the National AAQS for lead (South Coast AQMD 2012; CARB 2018). There are no lead-emitting sources associated with the Modified Project, and therefore lead is not a pollutant of concern for the Modified Project.

Table 5.1-1, *Criteria Air Pollutants Health Effects Summary*, summarizes the potential health effects associated with the criteria air pollutants.

Table 5.1-1 Criteria Air Pollutants Health Effects Summary

Pollutant	Health Effects	Examples of Sources
Carbon Monoxide (CO)	• Chest pain in heart patients • Headaches, nausea • Reduced mental alertness • Death at very high levels	Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves
Ozone (O_3)	• Cough, chest tightness • Difficulty taking a deep breath • Worsened asthma symptoms • Lung inflammation	Atmospheric reaction of organic gases with nitrogen oxides in sunlight
Nitrogen Dioxide (NO_2)	• Increased response to allergens • Aggravation of respiratory illness	Same as carbon monoxide sources
Particulate Matter (PM_{10} & $PM_{2.5}$)	• Hospitalizations for worsened heart diseases • Emergency room visits for asthma • Premature death	Cars and trucks (particularly diesels) Fireplaces and woodstoves Windblown dust from overlays, agriculture, and construction
Sulfur Dioxide (SO_2)	• Aggravation of respiratory disease (e.g., asthma and emphysema) • Reduced lung function	Combustion of sulfur-containing fossil fuels, smelting of sulfur-bearing metal ores, and industrial processes
Lead (Pb)	• Behavioral and learning disabilities in children • Nervous system impairment	Contaminated soil

Source: CARB 2009; South Coast AQMD 2005.

[5] Source-oriented monitors record concentrations of lead at lead-related industrial facilities in the SoCAB, which include Exide Technologies in the City of Commerce; Quemetco, Inc. in the City of Industry; Trojan Battery Company in Santa Fe Springs; and Exide Technologies in Vernon. Monitoring conducted between 2004 through 2007 showed that the Trojan Battery Company and Exide Technologies exceed the federal standards (SCAQMD 2012).

Toxic Air Contaminants

People exposed to toxic air contaminants (TAC) at sufficient concentrations and durations may have an increased chance of getting cancer or experiencing other serious health effects. These health effects can include damage to the immune system as well as neurological, reproductive (e.g., reduced fertility), developmental, respiratory, and other health problems (USEPA 2019). By the last update to the TAC list in December 1999, CARB had designated 244 compounds as TACs (CARB 1999). Additionally, CARB has implemented control measures for a number of compounds that pose high risks and show potential for effective control. There are no air quality standards for TACs. Instead, TAC impacts are evaluated by calculating the health risks associated with a given exposure. The majority of the estimated health risks from TACs can be attributed to relatively few compounds, the most relevant to the Modified Project being particulate matter from diesel-fueled engines.

In 1998, CARB identified diesel particulate matter (DPM) as a TAC. Previously, the individual chemical compounds in diesel exhaust were considered TACs. Almost all diesel exhaust particles are 10 microns or less in diameter. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lungs. Long-term (chronic) inhalation of DPM is likely a lung cancer risk. Short-term (i.e., acute) exposure can cause irritation and inflammatory systems and may exacerbate existing allergies and asthma systems (USEPA 2002).

5.1.1.1 REGULATORY BACKGROUND

Ambient air quality standards have been adopted at the state and federal levels for criteria air pollutants. In addition, both the state and federal government regulate the release of TACs. The Modified Project is in the SoCAB and is subject to the rules and regulations imposed by the South Coast AQMD as well as the California AAQS adopted by CARB and National AAQS adopted by the EPA. Federal, state, regional, and local laws, regulations, plans, or guidelines that are potentially applicable to the Modified Project are summarized in this section.

Federal and State

Ambient Air Quality Standards

The Clean Air Act was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments strengthened previous legislation and laid the foundation for the regulatory scheme of the 1970s and 1980s. In 1977, Congress again added several provisions, including nonattainment requirements for areas not meeting National AAQS and the Prevention of Significant Deterioration program. The 1990 amendments represent the latest in a series of federal efforts to regulate the protection of air quality in the United States. The Clean Air Act allows states to adopt more stringent standards or to include other pollution species. The California Clean Air Act, signed into law in 1988, requires all areas of the state to achieve and maintain the California AAQS by the earliest practical date. The California AAQS tend to be more restrictive than the National AAQS.

5. Environmental Analysis
AIR QUALITY

The National and California AAQS are the levels of air quality considered to provide a margin of safety in the protection of the public health and welfare. They are designed to protect "sensitive receptors" most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

Both California and the federal government have established health-based AAQS for seven air pollutants, which are shown in Table 5.1-2, *Ambient Air Quality Standards for Criteria Air Pollutants*. These pollutants are ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), and lead (Pb). In addition, the state has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

Table 5.1-2 Ambient Air Quality Standards for Criteria Air Pollutants

Pollutant	Averaging Time	California Standard[1]	Federal Primary Standard[2]	Major Pollutant Sources
Ozone (O_3)[3]	1 hour	0.09 ppm	*	Motor vehicles, paints, coatings, and solvents.
	8 hours	0.070 ppm	0.070 ppm	
Carbon Monoxide (CO)	1 hour	20 ppm	35 ppm	Internal combustion engines, primarily gasoline-powered motor vehicles.
	8 hours	9.0 ppm	9 ppm	
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	0.030 ppm	0.053 ppm	Motor vehicles, petroleum-refining operations, industrial sources, aircraft, ships, and railroads.
	1 hour	0.18 ppm	0.100 ppm	
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	*	0.030 ppm	Fuel combustion, chemical plants, sulfur recovery plants, and metal processing.
	1 hour	0.25 ppm	0.075 ppm	
	24 hours	0.04 ppm	0.14 ppm	
Respirable Coarse Particulate Matter (PM_{10})	Annual Arithmetic Mean	20 µg/m^3	*	Dust and fume-producing construction, industrial, and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g., wind-raised dust and ocean sprays).
	24 hours	50 µg/m^3	150 µg/m^3	
Respirable Fine Particulate Matter ($PM_{2.5}$)[4]	Annual Arithmetic Mean	12 µg/m^3	12 µg/m^3	Dust and fume-producing construction, industrial, and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g., wind-raised dust and ocean sprays).
	24 hours	*	35 µg/m^3	

Table 5.1-2 Ambient Air Quality Standards for Criteria Air Pollutants

Pollutant	Averaging Time	California Standard[1]	Federal Primary Standard[2]	Major Pollutant Sources
Lead (Pb)	30-Day Average	1.5 µg/m^3	*	Present source: lead smelters, battery manufacturing & recycling facilities. Past source: combustion of leaded gasoline.
	Calendar Quarter	*	1.5 µg/m^3	
	Rolling 3-Month Average	*	0.15 µg/m^3	
Sulfates (SO_4)[5]	24 hours	25 µg/m^3	*	Industrial processes.
Visibility Reducing Particles	8 hours	ExCo =0.23/km visibility of 10≥ miles	No Federal Standard	Visibility-reducing particles consist of suspended particulate matter, which is a complex mixture of tiny particles that consists of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. These particles vary greatly in shape, size and chemical composition, and can be made up of many different materials such as metals, soot, soil, dust, and salt.
Hydrogen Sulfide	1 hour	0.03 ppm	No Federal Standard	Hydrogen sulfide (H_2S) is a colorless gas with the odor of rotten eggs. It is formed during bacterial decomposition of sulfur-containing organic substances. It can also be present in sewer gas and some natural gas and can be emitted as the result of geothermal energy exploitation.
Vinyl Chloride	24 hours	0.01 ppm	No Federal Standard	Vinyl chloride (chloroethene), a chlorinated hydrocarbon, is a colorless gas with a mild, sweet odor. Most vinyl chloride is used to make polyvinyl chloride (PVC) plastic and vinyl products. Vinyl chloride has been detected near landfills, sewage plants, and hazardous waste sites, due to microbial breakdown of chlorinated solvents.

Source: CARB 2016.
Notes: ppm: parts per million; µg/m^3: micrograms per cubic meter
* Standard has not been established for this pollutant/duration by this entity.
[1] California standards for O_3, CO (except 8-hour Lake Tahoe), SO_2 (1 and 24 hour), NO_2, and particulate matter (PM_{10}, $PM_{2.5}$, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
[2] National standards (other than O_3, PM, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The O_3 standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.
[3] On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
[4] On December 14, 2012, the national annual $PM_{2.5}$ primary standard was lowered from 15 µg/m^3 to 12.0 µg/m^3. The existing national 24-hour $PM_{2.5}$ standards (primary and secondary) were retained at 35 µg/m^3, as was the annual secondary standard of 15 µg/m^3. The existing 24-hour PM_{10} standards (primary and secondary) of 150 µg/m^3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
[5] On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. The 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

California has also adopted a host of other regulations that reduce criteria pollutant emissions:

- **AB 1493: Pavley Fuel Efficiency Standards.** Pavley I is a clean-car standard that reduces GHG emissions from new passenger vehicles (light-duty auto to medium-duty vehicles) from 2009 through 2016. In January 2012, CARB approved the Advanced Clean Cars program (formerly known as Pavley II) for model years 2017 through 2025.
- **SB 1078 and SB 107: Renewables Portfolio Standards.** A major component of California's Renewable Energy Program is the renewables portfolio standard (RPS) established under Senate Bills 1078 (Sher) and 107 (Simitian). Under the RPS, certain retail sellers of electricity were required to increase the amount of renewable energy each year by at least 1 percent in order to reach at least 20 percent by December 30, 2010.
- **California Code of Regulations (CCR), Title 20: Appliance Energy Efficiency Standards.** The 2006 Appliance Efficiency Regulations (20 CCR §§ 1601–1608) were adopted by the CEC on October 11, 2006, and approved by the California Office of Administrative Law on December 14, 2006. The regulations include standards for both federally regulated appliances and non–federally regulated appliances.
- **24 CCR, Part 6: Building and Energy Efficiency Standards.** Energy conservation standards for new residential and non-residential buildings adopted by the California Energy Resources Conservation and Development Commission (now the CEC) in June 1977.
- **24 CCR, Part 11: Green Building Standards Code.** Establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.[6]

Tanner Air Toxics Act and Air Toxics Hot Spot Information and Assessment Act

Public exposure to TACs is a significant environmental health issue in California. In 1983, the California legislature enacted a program to identify the health effects of TACs and reduce exposure to them. The California Health and Safety Code defines a TAC as "an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health" (17 CCR § 93000). A substance that is listed as a hazardous air pollutant pursuant to Section 112(b) of the federal Clean Air Act (42 US Code § 7412[b]) is a toxic air contaminant. Under state law, the California Environmental Protection Agency, acting through CARB, is authorized to identify a substance as a TAC if it is an air pollutant that may cause or contribute to an increase in mortality or serious illness, or may pose a present or potential hazard to human health.

California regulates TACs primarily through AB 1807 (Tanner Air Toxics Act) and AB 2588 (Air Toxics "Hot Spot" Information and Assessment Act of 1987). The Tanner Air Toxics Act set up a formal procedure for CARB to designate substances as TACs. Once a TAC is identified, CARB adopts an "airborne toxics control measure" for sources that emit that TAC. If there is a safe threshold for a substance (i.e., a point below which there is no toxic effect), the control measure must reduce exposure to below that threshold. If there is no safe threshold, the measure must incorporate "toxics best available control technology" to minimize emissions. To date, CARB has established formal control measures for 11 TACs that are identified as having no safe threshold.

[6] The green building standards became mandatory in the 2010 edition of the code.

Under AB 2588, TAC emissions from individual facilities are quantified and prioritized by the air quality management district or air pollution control district. High-priority facilities are required to perform a health risk assessment, and if specific thresholds are exceeded, are required to communicate the results to the public through notices and public meetings.

CARB has promulgated the following specific rules to limit TAC emissions:

- **13 CCR Chapter 10 § 2485: Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.** Generally restricts on-road diesel-powered commercial motor vehicles with a gross vehicle weight rating of greater than 10,000 pounds from idling more than five minutes.
- **13 CCR Chapter 10 § 2480: Airborne Toxic Control Measure to Limit School Bus Idling and Idling at Schools.** Generally restricts a school bus or transit bus from idling for more than five minutes when within 100 feet of a school.
- **13 CCR § 2477 and Article 8: Airborne Toxic Control Measure for In-Use Diesel-Fueled Transport Refrigeration Units (TRU) and TRU Generator Sets and Facilities Where TRUs Operate.** Regulations established to control emissions associated with diesel-powered TRUs.

Regional

Air Quality Management Planning

South Coast AQMD is the agency responsible for improving air quality in the SoCAB and ensuring that the National and California AAQS are attained and maintained. South Coast AQMD is responsible for preparing the air quality management plan (AQMP) for the SoCAB in coordination with the Southern California Association of Governments (SCAG). Since 1979, a number of AQMPs have been prepared.

2016 AQMP

On March 3, 2017, South Coast AQMD adopted the 2016 AQMP, which serves as an update to the 2012 AQMP. The 2016 AQMP addresses strategies and measures to attain the following National AAQS:

- 2008 National 8-hour ozone standard by 2031
- 2012 National annual $PM_{2.5}$ standard by 2025[7]
- 2006 National 24-hour $PM_{2.5}$ standard by 2019
- 1997 National 8-hour ozone standard by 2023
- 1979 National 1-hour ozone standard by year 2022

[7] The 2016 AQMP requests a reclassification from moderate to serious nonattainment for the 2012 National $PM_{2.5}$ standard.

It is projected that total NO_X emissions in the SoCAB would need to be reduced to 150 tons per day (tpd) by year 2023 and to 100 tpd in year 2031 to meet the 1997 and 2008 federal 8-hour ozone standards. The strategy to meet the 1997 federal 8-hour ozone standard would also lead to attaining the 1979 federal 1-hour ozone standard by year 2022 (South Coast AQMD 2017), which requires reducing NO_X emissions in the SoCAB to 250 tpd. This is approximately 45 percent additional reductions to existing regulations for the 2023 ozone standard and 55 percent additional reductions to existing regulations to meet the 2031 ozone standard.

Reducing NO_X emissions would also reduce $PM_{2.5}$ concentrations in the SoCAB. However, because the goal is to meet the 2012 federal annual $PM_{2.5}$ standard no later than year 2025, South Coast AQMD is seeking to reclassify the SoCAB from "moderate" to "serious" nonattainment under this federal standard. A "moderate" nonattainment would require meeting the 2012 federal standard by no later than 2021.

Overall, the 2016 AQMP is composed of stationary and mobile-source emission reductions from regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile-source strategies, and reductions from federal sources such as aircrafts, locomotives, and ocean-going vessels. Strategies outlined in the 2016 AQMP would be implemented in collaboration between CARB and the EPA (South Coast AQMD 2017).

Lead Implementation Plan

In 2008, the EPA designated the Los Angeles County portion of the SoCAB as a nonattainment area under the federal lead classification due to the addition of source-specific monitoring under the new federal regulation. This designation was based on two source-specific monitors in the City of Vernon and the City of Industry that exceeded the new standard in the 2007-to-2009 period. The remainder of the SoCAB, outside the Los Angeles County nonattainment area, remains in attainment of the new 2008 lead standard. On May 24, 2012, CARB approved the State Implementation Plan (SIP) revision for the federal lead standard, which the EPA revised in 2008. Lead concentrations in this nonattainment area have been below the level of the federal standard since December 2011. The SIP revision was submitted to the EPA for approval.

South Coast AQMD Rules and Regulations

All projects are subject to South Coast AQMD rules and regulations in effect at the time of activity, including:

- **Rule 401, Visible Emissions.** This rule is intended to prevent the discharge of pollutant emissions from an emissions source that results in visible emissions. Specifically, the rule prohibits the discharge of any air contaminant into the atmosphere by a person from any single source of emission for a period or periods aggregating more than three minutes in any one hour that is as dark as or darker than designated No. 1 on the Ringelmann Chart, as published by the US Bureau of Mines.
- **Rule 402, Nuisance.** This rule is intended to prevent the discharge of pollutant emissions from an emissions source that results in a public nuisance. Specifically, this rule prohibits any person from discharging quantities of air contaminants or other material from any source such that it would result in an injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public. Additionally, the discharge of air contaminants would also be prohibited where it would endanger the comfort, repose, health, or safety of any number of persons or the public, or that cause, or have a natural

tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

- **Rule 403, Fugitive Dust.** This rule is intended to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (human-made) fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or human-made condition capable of generating fugitive dust and requires best available control measures to be applied to earth moving and grading activities. In general, the rule prohibits new developments from the installation of wood-burning devices.
- **Rule 445, Wood Burning Devices.** This rule is intended to reduce the emission of particulate matter from wood-burning devices and applies to manufacturers and sellers of wood-burning devices, commercial sellers of firewood, and property owners and tenants that operate a wood-burning device.
- **Rule 1113, Architectural Coatings.** This rule serves to limit the VOC content of architectural coatings used on projects in the South Coast AQMD. Any person who supplies, sells, offers for sale, or manufactures any architectural coating for use on projects in the South Coast AQMD must comply with the current VOC standards set in this rule.
- **Rule 1403, Asbestos Emissions from Demolition/Renovation Activities.** The purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and landfilling requirements for asbestos-containing waste materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

5.1.1.2 EXISTING CONDITIONS

South Coast Air Basin

The project area is in the SoCAB, which includes all of Orange County and the nondesert portions of Los Angeles, Riverside, and San Bernardino counties. The SoCAB is in a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean in the southwest quadrant, with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. This usually mild weather pattern is interrupted infrequently by periods of extremely hot weather, winter storms, and Santa Ana winds (South Coast AQMD 2005).

Meteorology

Temperature and Rainfall

The annual average temperature varies little throughout the SoCAB, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas. More than 90 percent of the

SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to 14 inches in downtown Los Angeles (Urban Crossroads 2019).

Humidity

Although the SoCAB has a semiarid climate, the air near the earth's surface is typically moist because of a shallow marine layer. This "ocean effect" is dominant except for infrequent periods when dry, continental air is brought into the SoCAB by offshore winds. Periods of heavy fog are frequent, especially along the coast. Low clouds, often referred to as high fog, are a characteristic climatic feature. Annual average humidity is 70 percent at the coast and 57 percent in the eastern portions of the SoCAB (South Coast AQMD 1993).

Wind

Wind speed is somewhat greater during the dry summer months than during the rainy winter season. Between periods of wind, periods of air stagnation may occur in the morning and evening hours. Air stagnation is one of the critical determinants of air quality conditions on any given day. During the winter and fall months, surface high-pressure systems over the SoCAB, combined with other meteorological conditions, can result in very strong, downslope Santa Ana winds. These winds normally continue a few days before predominant meteorological conditions are reestablished.

The mountain ranges to the east inhibit the eastward transport and diffusion of pollutants. The entire region experiences heavy concentrations of air pollutants during prolonged periods of stable atmospheric conditions (South Coast AQMD 2005).

Inversions

In conjunction with the two characteristic wind patterns that affect the rate and orientation of horizontal pollutant transport, two distinct types of temperature inversions control the vertical depth through which pollutants are mixed. These inversions are the marine/subsidence inversion and the radiation inversion. The height of the base of the inversion at any given time is known as the "mixing height." The combination of winds and inversions are critical determinants in leading to the highly degraded air quality in summer and the generally good air quality in the winter in the project area (South Coast AQMD 2005).

SoCAB Nonattainment Areas

The AQMP provides the framework for air quality basins to achieve attainment of the state and federal ambient air quality standards through the SIP. Areas are classified as attainment or nonattainment areas for particular pollutants depending on whether they meet the ambient air quality standards. Severity classifications for ozone nonattainment range in magnitude from marginal, moderate, and serious to severe and extreme.

- ***Unclassified.*** A pollutant is designated unclassified if the data are incomplete and do not support a designation of attainment or nonattainment.
- ***Attainment.*** A pollutant is in attainment if the AAQS for that pollutant was not violated at any site in the area during a three-year period.

- ***Nonattainment.*** A pollutant is in nonattainment if there was at least one violation of an AAQS for that pollutant in the area.
- ***Nonattainment/Transitional.*** A subcategory of the nonattainment designation. An area is designated nonattainment/transitional to signify that the area is close to attaining the AAQS for that pollutant.

The attainment status for the SoCAB is shown in Table 5.1-3, *Attainment Status of Criteria Air Pollutants in the South Coast Air Basin.*

Table 5.1-3 Attainment Status of Criteria Air Pollutants in the South Coast Air Basin

Pollutant	State	Federal
Ozone – 1-hour	Extreme Nonattainment	No Federal Standard
Ozone – 8-hour	Extreme Nonattainment	Extreme Nonattainment
PM_{10}	Serious Nonattainment	Attainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Attainment	Attainment
NO_2	Attainment	Attainment/Maintenance
SO_2	Attainment	Attainment
Lead	Attainment	Nonattainment (Los Angeles County only)[1]
All others	Attainment/Unclassified	Attainment/Unclassified

Source: CARB 2018.
[1] In 2010, the Los Angeles portion of the SoCAB was designated nonattainment for lead under the new 2008 federal AAQS as a result of large industrial emitters. Remaining areas in the SoCAB are unclassified.

Multiple Air Toxics Exposure Study IV

The Multiple Air Toxics Exposure Study (MATES) is a monitoring and evaluation study on existing ambient concentrations of TACs and the potential health risks from air toxics in the SoCAB. In 2008, South Coast AQMD conducted its third update, MATES III, based on the Office of Environmental Health Hazards Assessment's (OEHHA) 2003 Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments (2003 HRA Guidance Manual). The results showed that the overall risk for excess cancer from a lifetime exposure to ambient levels of air toxics was about 1,200 in a million. The largest contributor to this risk was diesel exhaust, which accounted for 84 percent of the cancer risk (South Coast AQMD 2008a).

South Coast AQMD recently released the fourth update, MATES IV, which was also based on OEHHA's 2003 HRA Guidance Manual. The results showed that the overall monitored risk for excess cancer from a lifetime exposure to ambient levels of air toxics decreased to approximately 418 in one million. Compared to the 2008 MATES III, monitored excess cancer risks decreased by approximately 65 percent. Approximately 90 percent of the risk is attributed to mobile sources, and 10 percent is attributed to TACs from stationary sources, such as refineries, metal processing facilities, gas stations, and chrome plating facilities. The largest contributor to this risk was diesel exhaust, which accounted for approximately 68 percent of the air toxics risk. Compared to MATES III, MATES IV found substantial improvement in air quality and associated decrease in air toxics

exposure. As a result, the estimated basin-wide population-weighted risk decreased by approximately 57 percent since MATES III (South Coast AQMD 2015a).

OEHHA updated the guidelines for estimating cancer risks on March 6, 2015 (OEHHA 2015). The new method uses higher estimates of cancer potency during early life exposures, which result in a higher calculation of risk. There are also differences in the assumptions on breathing rates and length of residential exposures. When combined, South Coast AQMD estimates that risks for a given inhalation exposure level will be about 2.7 times higher than the risk identified in MATES IV using the 2015 OEHHA guidance methodology (e.g., 2.7 times higher than 418 in one million overall excess cancer risk) (South Coast AQMD 2015a).

Local Air Quality

The project site is within the Source Receptor Area (SRA) 25. Within SRA 25, the SCQAMD Lake Elsinore monitoring station, located approximately 6 miles northwest of the site, is the nearest long-term air quality monitoring station for O_3, CO, NO_2, and PM_{10}. The Lake Elsinore monitoring station does not include data for $PM_{2.5}$. As such, the next nearest monitoring station, Saddleback Valley monitoring station located in SRA 19, was used. Saddleback Valley monitoring station is approximately 23 miles west of the project site.

The most recent three years of data available is shown in Table 5.1-4, *Project Area Air Quality Monitoring Summary 2016-2018,* and identifies the number of days ambient air quality standards were exceeded for the study area, which is considered to be representative of the local air quality at the project site (Urban Crossroads 2019). Data for O_3, CO, NO_2, PM_{10}, and $PM_{2.5}$ for 2016 through 2018 was obtained from the SCAQMD Air Quality Tables. Additionally, data for SO_2 has been omitted as attainment is regularly met in the SCAB and few monitoring stations measure SO_2 concentrations.

Table 5.1-4 Project Area Air Quality Monitoring Summary 2016-2018

Pollutant	Standard	Year		
		2016	2017	2018
O_3				
Maximum Federal 1-Hour Concentration (ppm)		0.124	0.121	0.116
Maximum Federal 8-Hour Concentration (ppm)		0.093	0.098	0.095
Number of Days Exceeding State 1-Hour Standard	>0.09 ppm	15	23	16
Number of Days Exceeding State/Federal 8-Hour Standard	>0.070 ppm	45	54	30
CO				
Maximum Federal 1-Hour Concentration	>35 ppm	1.2	1.2	1.1
Maximum Federal 8-Hour Concentration	>20 ppm	0.6	0.8	0.8
NO_2				
Maximum Federal 1-Hour Concentration	>0.100 ppm	0.051	0.049	0.041
Annual Average		0.008	0.008	0.009
PM_{10}				
Maximum Federal 24-Hour Concentration (µg/m3)	>150 µg/m3	99	133	104
Annual Federal Arithmetic Mean (µg/m3)		21.4	22.5	22.4
Number of Days Exceeding Federal 24-Hour Standard	>150 µg/m3	0	0	0
Number of Days Exceeding State 24-Hour Standard	>50 µg/m3	4	9	9
$PM_{2.5}$				

Table 5.1-4 Project Area Air Quality Monitoring Summary 2016-2018

Pollutant	Standard	Year		
		2016	2017	2018
Maximum Federal 24-Hour Concentration (µg/m_3)	>35 µg/m_3	24.79	19.50	20.80
Annual Federal Arithmetic Mean (µg/m_3)	>12 µg/m_3	7.36	8.11	8.31
Number of Days Exceeding Federal 24-Hour Standard	>35 µg/m_3	0	0	0

Source: Urban Crossroads 2019
µg/m_3 =Microgram per Cubic Meter

5.1.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

AQ-1 Conflict with or obstruct implementation of the applicable air quality plan.

AQ-2 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.

AQ-3 Expose sensitive receptors to substantial pollutant concentrations.

AQ-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

South Coast Air Quality Management District Thresholds

CEQA allows the significance criteria established by the applicable air quality management district or air pollution control district to be used to assess impacts of a project on air quality. The SCAQMD has established thresholds of significance for air quality for construction activities and project operation as shown below in Table 5.1-5, *SCAQMD Significance Thresholds*:

Table 5.1-5 SCAQMD Significance Thresholds

Air Pollutant	Construction Phase	Operational Phase
NO_x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lbs/day	55 lbs/day
SO_x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Pb	3 lbs/day	3 lbs/day

Source: Urban Crossroads 2019

In addition to the daily thresholds listed above, projects are also subject to the ambient air quality standards. These are addressed though an analysis of localized CO impacts. The California 1 hour and 8 hour CO standards are:

- 1 hour = 20 parts per million
- 8 hour = 9 parts per million

The significance of localized project impacts depends on whether ambient CO levels in the vicinity of the project are above or below state and federal CO standards. If ambient levels are below the standards, a project is considered to have significant impacts if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. The SCAQMD defines a measurable amount as 1.0 ppm or more for the 1-hour CO concentration or 0.45 ppm or more for the 8-hour CO concentration.

5.1.3 The 2016 Approved Project (Original Project)

As stated in the 2016 EIR, the Original Project would reduce emissions below applicable LSTs, making it consistent with SCAQMD's consistency Criterion No. 1 upon the implementation of Mitigation Measures 4.3.6.1A through 4.3.6.1D. The Original Project required a General Plan Amendment and zone change to modify land use designations/boundaries on the site; however, the Original Project is less intense than the uses that would have been built prior to the General Plan Amendment and zone change. The Original Project was consistent with SCAQMD's consistency Criterion No. 2 as the Original Project would not exceed the assumptions of the AQMP.

The Original Project's primary mobile-source pollutant of local concern is CO. The Original Project would need to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour where vertical and/or horizontal air does not mix to cause a significant CO impact. The Original Project would increase traffic volumes by approximately 4,777 trips per day and there are no topographical features in the area that would inhibit the dispersion of CO particles; the Original Project would not have a significant impact related to CO hotspots.

With the exception of short-term construction-related odors, the Original Project's uses would not generate offensive odors. The application of architectural coatings and installation of asphalt may generate odors, however, these odors would be temporary and not likely to be noticeable beyond the Project boundaries.

Construction activities for the Original Project would have exceeded SCAQMD thresholds; Mitigation Measures 4.3.6.1A and 4.3.6.1B would reduce impacts to less than significant. Additionally, with the implementation of existing regulations and the incorporation of Mitigation Measures 4.3.6.1A and 4.3.6.1B, localized construction emissions at the nearest receptor to the project site would not exceed thresholds established by the SCAQMD. Long-term operational emissions associated with the Original Project would result from architectural coatings, consumer projects, hearths, and landscaping. Without mitigation measures the 2016 EIR concluded that NO_x emissions would exceed SCAQMD daily emissions thresholds, however,

with the implementation of Mitigation Measure 4.3.6.3A, operational emissions would not exceed thresholds established by the SCAQMD.

5.1.4 Applicable Mitigation Measures from the 2016 EIR (Original Project)

The following mitigation measures from the 2016 EIR (Original Project) would be applicable to the Modified Project:

- **Mitigation Measure 4.3.6.1A:** All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.
- **Mitigation Measure 4.3.6.1B:** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.
- **Mitigation Measure 4.3.6.1C:** During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.
- **Mitigation Measure 4.3.6.3A:** Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):
    - Increase in insulation such that heat transfer and thermal bridging is minimized;
    - Limit air leakage through the structure and/or within the heating and cooling distribution system;
    - Use of energy-efficient space heating and cooling equipment;
    - Installation of electrical hook-ups at loading dock areas;
    - Installation of dual-paned or other energy efficient windows;
    - Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
    - Installation of automatic devices to turn off lights where they are not needed;
    - Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
    - Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
    - Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
    - Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

- **Mitigation Measure 4.3.6.3E:** Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site.

5.1.5 Environmental Impacts of the Modified Project

Impact 5.1-1:	Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during construction activities, or expose sensitive receptors to substantial pollutant concentrations during construction activities? [Thresholds AQ-2 and AQ-3]

Construction activities associated with the Modified Project would result in emissions of VOCs, NO_x, SO_x, CO, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the site preparation, grading, building construction, paving, and architectural coatings.

Dust is typically a major concern during grading activities. The Modified Project is expected to require 142,652 cubic yards (CY) of import. Construction is expected to take approximately 20 months. Under the assumed scenarios, emissions resulting from the construction of the Modified Project would not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant (Urban Crossroads 2019).

The Original Project concluded that with the implementation of Mitigation Measure 4.3.6.1A and Mitigation Measure 4.3.6.1B, which require the use of Tier 3 certified construction equipment or better and signage for construction workers to shut-off engines at or before five minutes of idling, impacts would be reduced to less than significant levels. The Modified Project's impacts would also be less than significant because the Modified Project would not exceed SCAQMD thresholds. Thus, the Modified Project would not result in new or substantially more severe significant impacts in this regard.

Level of Significance Before Mitigation: Impact 5.1-1 would less than significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required for the Modified Project beyond the applicable mitigation measures from the Original Project.

Level of Significance After Mitigation: Impact 5.1-1 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Impact 5.1-2:	Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during long-term operational activities, or expose sensitive receptors to substantial pollutant concentrations during long-term operational activities? [Thresholds AQ-2 and AQ-3]

Operational activities associated with the Modified Project would result in emissions of VOCs, NO_x, SO_x, CO, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from the following primary sources: area source emissions, energy source emissions, and mobile source emissions.

Area Source Emissions

Architectural Coatings

Over a period of time, the buildings that are part of the Modified Project would be subject to emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of the Modified Project's maintenance.

Consumer Products

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants.

Hearths/Fireplaces

The Modified Project must comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. To account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the Modified Project must comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces is not considered mitigation, although it must be identified as such in CalEEMod in order to treat the case appropriately. No wood burning stoves or fireplaces are included with the Modified Project.

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Modified Project.

Energy Source Emissions

Combustion Emissions Associated with Natural Gas and Electricity

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the project area are located either outside the region (state) or offset through the use of pollution credits

(RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity is generally excluded from the evaluation of significance and only natural gas is considered.

Title 24 Energy Efficiency Standards

California's Energy Efficiency Standards for Residential and Nonresidential Buildings are adopted periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity.

Mobile Source Emissions

Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Modified Project on peak hour traffic volumes and traffic operations in the vicinity of the Modified Project. The Project-related operational air quality impacts are derived from the vehicles generated by the Modified Project.

Fugitive Dust Related to Vehicular Travel

Vehicle traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of brake and tire wear particulates.

Impacts of the Original Project were less than significant with the incorporation of Mitigation Measure 4.3.6.3A, which requires the Project applicant to submit energy demand calculations to the City. The Modified Project impacts would not substantially increase mobile source emissions as compared to the Original Project's previously identified effects. However, a new air quality model has been adopted since the approval of the Original Project. The model (CalEEMod) calculates maximum daily emissions for summer and winter periods. Solely as a result of the new model, Project operational-source emissions would exceed the thresholds of significance of NOx (Appendix B). It is important to note that over 84 percent of operational-source NOx emissions would be generated from the mobile activities from vehicles that cannot be mitigated. Neither the Modified Project nor the City can substantively or materially affect reductions in Project mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein. The emissions are considered potentially significant even with the implementation of CALGreen Section 5.106.5.3, which requires six percent of parking spaces in new nonresidential buildings to be electric vehicle capable. Therefore, as a result of the new model, the Modified Project is conservatively deemed to have a new potentially significant impact.

Level of Significance Before Mitigation: Impact 5.1-2 would be potentially significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are feasible to substantially reduce the Modified Project's significant impact beyond the applicable mitigation measures from the Original Project because over 84 percent of operational-source NOx emissions would be generated from the mobile activities from vehicles. Neither the Modified Project nor the City can substantively or materially affect reductions in Project mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein.

Level of Significance After Mitigation: Impact 5.1-2 would be significant and unavoidable.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new air quality model.

Impact 5.-3: Would the Modified Project expose sensitive receptors to substantial pollutant concentrations? [Threshold AQ-3]

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of any given project are above or below State standards. In the case of CO and NO_2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered by a measurable amount. This would apply to PM_{10} and $PM_{2.5}$; both of which are non-attainment pollutants.

The Modified Project could actively disturb approximately 3.5 acres per day during site preparation activities and 4 acres per day for grading activities of the approximately 10-acre site. LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor. Receptor locations are off-site locations where individuals may be exposed to emissions from the Modified Project's activities.

Localized Significance – Short-Term Construction Activity

Commercial and industrial facilities are not included in the definition of sensitive receptors because employees and patrons do not typically remain onsite for a full 24 hours but are typically onsite for eight hours or less. Sensitive receptors in the vicinity of the project site include the residential uses approximately 50 feet north adjacent to the project boundaries opposite Grove Street, south of Baxter Road approximately 440 feet south of the project boundaries, and the homes located west of the project site boundary at a distance of approximately 140 feet across White Street.

The Air Quality Analysis Report analyzed localized construction and operational emissions impacts at the nearest sensitive receptors. The nearest receptor where an individual can stay for a 24-hour period is represented by the single residential home located 50 feet north of the project site. For the evaluation of localized NO_2 and CO impacts, the nearest receptor location where an individual can remain onsite for an 8-hour period is the same single residential home. Since the total acreage disturbed is less than five acres per day for the site preparation phase and the grading phase, the SCAQMD's screening look-up tables are used in determining impacts. The look-up tables identify thresholds at 1 acre, 2 acres, and 5 acres, linear regression has been used, consistent with SCAQMD guidance to interpolate the threshold values for the other disturbed acreage and distances not identified in the look-up tables.

Table 5.1-6, *Localized Significance Summary of Construction - Without Mitigation*, identifies the localized impacts at the nearest receptor location in the vicinity of the project site under the Original Project and Modified Project conditions.

Table 5.1-6 Localized Significance Summary of Construction - Without Mitigation

ORIGINAL PROJECT

Construction Emission Sources	Emissions (lbs/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	80.72	51.58	12.69	7.19
Local Significance Threshold	279.67	1,388.33	9	5.33
Threshold Exceeded?	No	No	Yes	Yes

MODIFIED PROJECT

On-Site Site Preparation Emissions	Emissions (lbs/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	63.79	22.39	11.28	6.59
SCAQMD Localized Threshold	303	1,533	10	6
Threshold Exceeded?	No	No	Yes	Yes
Original and Modified Project Net Change – Maximum Daily Emissions	-16.93	-29.19	-1.41	-0.60
Original and Modified Project Net Change – SCAQMD Localized Threshold	23.33	144.67	1.00	0.67
On-Site Grading Emissions	Emissions (lbs/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	60.88	32.40	6.53	3.75
SCAQMD Localized Threshold	325	1,677	11	7
Threshold Exceeded?	No	No	No	No
Original and Modified Project Net Change – Maximum Daily Emissions	-19.84	-19.18	-6.16	-3.44
Original and Modified Project Net Change – SCAQMD Localized Threshold	45.33	288.67	2.00	1.67

Source: LSA 2016, Urban Crossroads 2019.

As shown in Table 5.1-6, without mitigation, localized construction emissions would exceed the applicable SCAQMD LSTs for emissions of PM_{10} and $PM_{2.5}$ under both the Original Project and Modified Project conditions. Notably, the Modified Project would result in less daily emissions than the Original Project, as shown in Table 5.1-6.

Table 5.1-7, *Localized Significance Summary of Construction - With Mitigation*, identifies the localized impacts at the nearest receptor location in the vicinity of the project site under the Original Project and Modified Project conditions. Mitigation Measures AQ-1, which is in addition to the mitigation measures of the Original Project, is recommended to reduce the PM_{10} and $PM_{2.5}$ impacts. After implementation of MM AQ-1, construction emissions would not exceed the applicable SCAQMD LSTs for any criteria pollutant. Mitigation Measure AQ-1 requires that for construction equipment greater than 150 horsepower (>150 HP), the construction contractor shall ensure that off-road diesel construction equipment complies with EPA/CARB Tier 3 emissions

standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

Table 5.1-7 Localized Significance Summary of Construction - With Mitigation

ORIGINAL PROJECT

	Emissions (lbs/day)			
Construction Emission Sources	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	46.48	37.24	5.80	3.64
Local Significance Threshold	279.67	1,388.33	9	5.33
Threshold Exceeded?	No	No	No	No

MODIFIED PROJECT

	Emissions (lbs/day)			
On-Site Site Preparation Emissions	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	27.05	30.31	9.52	5.06
SCAQMD Localized Threshold	303	1,533	10	6
Threshold Exceeded?	No	No	No	No
Original and Modified Project Net Change – Maximum Daily Emissions	-19.43	-6.93	3.72	1.42
Original and Modified Project Net Change – SCAQMD Localized Threshold	23.33	144.67	1.00	0.67
	Emissions (lbs/day)			
On-Site Grading Emissions	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	33.97	40.40	5.40	2.82
SCAQMD Localized Threshold	325	1,677	11	7
Threshold Exceeded?	No	No	No	No
Original and Modified Project Net Change – Maximum Daily Emissions	-12.51	3.16	-0.40	-0.82
Original and Modified Project Net Change – SCAQMD Localized Threshold	45.33	288.67	2.00	1.67

Source: LSA 2016, Urban Crossroads 2019.

As shown in Table 5.1-7, mitigation measures would reduce impacts to less than significant under both the Original Project and Modified Project conditions. Although the Modified Project would not exceed thresholds, the Modified Project would result in more daily emissions of CO during grading activities (3.16 lbs/day), and more daily emissions of PM_{10} and $PM_{2.5}$ during site preparation activities (3.72 lbs/day and 1.42 lbs/day, respectively).

Localized Significance – Long-Term Operational Activity

The development of the Modified Project is located on approximately 36 acres. As previously stated, the total development proposed for the site includes 66 single-family detached dwelling units and 204 multi-family

dwelling units (as analyzed in the Original Project), as well as the Modified Project's 102-room hotel and 84,000 square feet of medical office building (MOB) space. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the Modified Project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g. transfer facilities and warehouse buildings). Neither the Original Project nor the Modified Project includes such uses, and therefore, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed.

CO Hot Spot Analysis

The Modified Project would not result in potentially adverse CO concentrations or "hot spots." Detailed modeling of project-specific CO "hot spots" is not needed to reach this conclusion. It has been long recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions controls technologies, CO concentration in the SCAB is now designated as attainment. Also, CO concentrations in the project vicinity have steadily declined.

Based on the SCAQMD's 2003 AWMP and the 1992 Federal Attainment Plan for Carbon Monoxide, peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. The Modified Project would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study (which did not predict any violation of CO standards) or based on representative BAAQMD CO threshold considerations (which concluded that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicle per hour or 24,000 vehicles per hour where vertical and/or horizontal air does not mix, in order to generate a significant CO impact). Therefore, as with the Original Project, CO "hot spots" are not an environmental impact of concern for the Modified Project; localized air quality impacts related to mobile-source emissions would be less than significant.

The Original Project concluded that with the implementation of Mitigation Measure 4.3.6.1A and Mitigation Measure 4.3.6.1B, which require the use of Tier 3 certified construction equipment or better and signage for construction workers to shut-off engines at or before five minutes of idling, impacts would be reduced to less than significant levels. In addition to these mitigation measures, the Modified Project would implement Mitigation Measure AQ-1, which requires construction equipment greater than 150 horsepower (>150 HP) to comply with EPA/CARB Tier 3 emission standards, in order to reduce impacts to PM_{10} and $PM_{2.5.}$

The Modified Project would not result in new or substantially more severe significant impacts in this regard.

Level of significance Before Mitigation: Impact 5.1-3 would be potentially significant.

Additional Mitigation Measures for the Modified Project

In addition to the applicable mitigation measures from the Original Project, the following mitigation measure would be implemented for the Modified Project:

AQ-1 For equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

Level of significance After Mitigation: Impact 5.1-3 is less than significant with mitigation measures incorporated.

The Modified Project would not result in new or substantially more significant impacts.

Impact 5.1-4: Would the Modified Project conflict with or obstruct implementation of the applicable air quality plan? [Threshold AQ-1]

The project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what used to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the SCAG, county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. There are two criterions for assessing consistency with the AQMP.

Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded.

Construction Impacts

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if LSTs or regional significance thresholds were exceeded. The Original Project determined that with the implementation of Mitigation Measures 4.3.6.1A through 4.3.6.1D, and 4.3.6.2A, impacts would be reduced to less than significant and the Original Project would be consistent with Consistency Criterion No. 1.

As evaluated, the Modified Project's regional and localized construction-source emissions would not exceed applicable regional significance threshold and LST thresholds after implementation of applicable mitigation measures (Urban Crossroads 2019). As such, a less than significant impact is expected.

Operational Impacts

The regional operational emissions of the Original Project was found to exceed the applicable thresholds for NO_x, but with the implementation of Mitigation Measure 4.3.6.3A, impacts would be less than significant.

As discussed under Impact 5.1-2, due solely to a change in the air quality model adopted after the Original Project was approved, the Modified Project's regional analysis shows that operational-source emissions have the potential to exceed applicable thresholds for NO_x (Urban Crossroad 2019). As such, Project operational-source emissions would result in or cause violations of the CAAQS and NAAQS, and the Modified Project would be inconsistent with the first criterion.

Consistency Criterion 2

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the City's General Plan is considered to be consistent with the AQMP.

Construction Impacts

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Development of the site to its maximum potential would likely occur with disturbance of the entire site occurring during construction activities.

Operational Impacts

The City of Wildomar General Plan designates the project site for CR, MHDR, and VHDR uses. The CR land use designation allows for the development of CR uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The MHDR land use designation allows for the development of smaller lot, single-family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. Lastly, the VHDR land use designation allows for the development of multi-family apartments, duplexes, and condominiums. As previously stated, total development would include the residential development of 66 single-family units and 204 multi-family units from the Original Project, and the Modified Project would include a 102-room hotel and 84,000 square feet of MOB space. The uses proposed by the Project are consistent with the City's land use designation. The Original Project, which required a General Plan Amendment, was determined to be no more intensive than what was allowed under the General Plan (prior to the General Plan Amendment) and the zoning designations, therefore, the Original Project was found

to not exceed the assumptions of the AQMP. As a result, the Original Project was found to be consistent with the Consistency Criterion No. 2.

However, as discussed under Impact 5.1-2, a new air quality model has been adopted since the approval of the Original Project. Solely as a result of the new model, the calculated impacts of the Modified Project's operational-source emissions have the potential to exceed the threshold of significance and therefore, the Modified Project has the potential to conflict with the goals and objectives of the AQMP. Therefore, the Modified Project is determined to be inconsistent with the second criterion.

Conclusion

The Modified Project's impacts would not substantially increase air emissions as compared to the Original Project's previously identified effects. The Modified Project is consistent with the land use and growth intensities reflected in the adopted General Plan. However, a new air quality model has been adopted since the approval of the Original Project. Solely as a result of the new model, the Modified Project has the potential to result in or cause NAAQS or CAAQS violations, and operational-source emissions have the potential to exceed the applicable regional thresholds of significance. Therefore, as a result of the new model, the Modified Project is conservatively considered to conflict with the goal and objectives of the AQMP and have a potentially significant impact with respect to this threshold.

Level of Significance Before Mitigation: Impact 5.1-4 would be potentially significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are feasible to substantially reduce the Modified Project's significant impact beyond the applicable mitigation measures from the Original Project because over 84 percent of operational-source NOx emissions would be generated from the mobile activities from vehicles. Neither the Modified Project nor the City can substantively or materially affect reductions in Project mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein

Level of Significance After Mitigation: Impact 5.1-4 would be significant and unavoidable.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new air quality model.

Impact 5.1-5:	Would the Modified Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? [Threshold AQ-4]

The potential for the Modified Project to generate objectionable odors has been considered. Land uses generally associated with the following are associated with odor complaints: agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. Neither the Original Project nor the Modified Project contain land uses that are associated with emitting objectionable odors. Potential odor sources associated with the Modified Project may result from construction equipment exhaust and the application of asphalt and

architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the Modified Project's (long-term operational) uses.

Standard construction requirements would minimize odors from construction under the Original Project and Modified Project conditions. The construction odor emissions would temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, this is considered to be less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations, Chapter 8.104, Solid Waste Collection and Disposal, of the City of Wildomar Municipal Code. The Modified Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. The Original Project determined that impacts as a result of odors would be less than significant. Additionally, odors associated with the Modified Project's construction and operations would also be less than significant. The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

Level of Significance Before Mitigation: Impact 5.1-5 would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

Level of Significance After Mitigation: Impact 5.1-5 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

5.1.6 Cumulative Impacts

The CAAQS designates the City, and therefore the project site, as nonattainment for O_3, PM_{10}, and $PM_{2.5}$ while the NAAQS designates the project site as nonattainment for O_3 and $PM_{2.5}$. This analysis assumes that individual projects that do not generate operational or construction emissions that exceed SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

Construction Impacts

The Modified Project-specific evaluation of emissions presented in the preceding analysis demonstrates that, Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, Project construction-source emissions would be considered less than significant in a Project-specific and cumulative basis.

Operational Impacts

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that the Modified Project operational-source air pollutant emissions would result in exceedances of regional thresholds for emissions of NO_x. This is because a new air quality model has been adopted since the certification of the Original Project, and therefore, the calculated impacts exceed the thresholds. As previously stated, over 84 percent of operational-source NO_x emissions would be generated from the mobile activities from vehicles that cannot be mitigated. Neither the Project applicant nor the City can substantively or materially affect reductions in Project mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein. Therefore, these emissions are considered significant and unavoidable.

5.1.7 Level of Significance Before Additional Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, some impacts would be less than significant: 5.1-1 and 5.1-5.

Without mitigation, these impacts would be **potentially significant**:

- Impact 5.1-2 Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during long-term operational activities, or expose sensitive receptors to substantial pollutant concentrations during long-term operational activities?
- Impact 5.1-3 Would the Modified Project expose sensitive receptors to substantial pollutant concentrations?
- Impact 5.1-4 Would the Modified Project conflict with or obstruct implementation of the applicable air quality plan?

5.1.8 Additional Mitigation Measures for the Modified Project

The following mitigation measure is in addition to the existing mitigation measures that apply to the Modified Project from the Original Project:

Impact 5.1-3

AQ-1 For equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

5.1.9 Level of Significance After Additional Mitigation

Impact 5.1-3

Upon implementation of Mitigation Measures AQ-1, impacts would be less than significant as construction equipment would comply with Tier 3 emission standards, and equipment would be maintained and tuned so that construction emissions would not exceed the applicable SCAQMD localized significance thresholds.

Impact 5.1-2 and Impact 5.1-4

The Modified Project would exceed regional thresholds of significance established by the SCAQMD for emissions of NO_x. It is important to note that approximately 84 percent of NO_x emissions are derived from vehicle usage. Since neither the Project applicant nor the City have regulatory authority to control vehicle tailpipe emissions, no feasible mitigation measures exist that would reduce NO_x emissions to levels that are less than significant. Even with the implementation of electric vehicle charging stations, NO_x emissions are considered significant and unavoidable.

5.1.10 References

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5.2 GREENHOUSE GAS EMISSIONS

This section of the Draft Supplemental Environmental Impact Report (DSEIR) evaluates the potential for the implementation of the Modified Project to cumulatively contribute to greenhouse gas (GHG) emissions impacts. Because no single project is large enough to result in a measurable increase in global concentrations of GHG, climate change impacts of a project are considered on a cumulative basis. This evaluation is based on the methodology recommended by the South Coast Air Quality Management District (SCAQMD).

The analysis in this section is based in part on the following technical report:

- *Baxter Village Greenhouse Gas Analysis*, Urban Crossroads, November 19, 2019

A complete copy of this study is included in as Appendix C to this Draft SEIR.

5.2.1 Environmental Setting

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. The majority of scientists believe that the climate shift taking place since the Industrial Revolution is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of GHGs in the earth's atmosphere, include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. The majority of scientists also believe that is increased rate of climate change is the result of GHGs resulting from human activity and industrialization over the past 200 years.

An individual project like the Modified Project evaluated in the GHG Analysis Report cannot generate enough GHG emissions to affect a discernable change in global climate. However, the Modified Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC.

Global Climate Change Defined

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation, and storms. Global temperatures are regulated by naturally occurring gases such as water (H_2O) vapor, CO_2, N_2O, CH_4, hydrofluorocarbons (HFC), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These particular gases are important due to their residence time in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, therefore, warming the earth's atmosphere. GCC can occur naturally as it has in the past with previous ice ages. Gases that trap heat in the atmosphere are often referred to as GHGs. GHGs are released into atmosphere by both natural and anthropogenic activity. Without the natural GHG effect, the earth's average temperature would be approximately 61° F cooler than it is currently. The accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

5. Environmental Analysis
GREENHOUSE GAS EMISSIONS

Greenhouse Gases and Health Effects

GHGs trap heat in the atmosphere, creating a GHG effect that results in global warming and climate change. The GHG Analysis Report analyzed evaluated emissions from CO_2, CH_4, and N_2O because these gases are the primary contributors to GCC from development projects. Although there are other substances such as fluorinated gases that also contribute to GCC, these fluorinated gases were not evaluated in the GHG Analysis Report as their sources are not well-defined and do not contain accepted emissions factors or methodology to accurately calculate these gases.

The potential health effects related directly to the emissions of CO_2, CH_4, and N_2O as they relate to development projects, such as the Modified Project, as still being debated in the scientific community. Their cumulative effects to GCC have the potential to cause adverse effects to human health. Increases in Earth's ambient temperatures would result in more intense heat waves, causing more heat-related deaths. Scientists also purport that higher ambient temperatures would increase disease survival rates and result in more widespread disease. Climate change will likely cause shifts in weather patterns potentially resulting in devastating droughts and food shortages in some areas.

Global Warming Potential

GHGs have varying Global Warming Potential (GWP) values. GWP of a GHG indicates the amount of warming a gas causes over a given period of time and represents the potential of a gas to trap heat in the atmosphere. CO_2 is utilized as the reference gas for GWP, and therefore, has a GWP of 1. Carbon dioxide equivalent (CO_2e) is a term used for describing the different GHGs in a common unit. CO_2e signifies the amount of CO_2 which would have the equivalent GWP.

Greenhouse Gas Emissions Inventories

Global

Worldwide anthropogenic GHG emissions are tracked by the Intergovernmental Panel on Climate Change (IPCC) for industrialized nations (referred to as Annex I) and developing nations (referred to as Non-Annex I). Human GHG emissions data for Annex I nations are available through 2017. Based on the latest available data, the sum of these emissions totaled approximately 29,216,501 Gg CO_2e[1]. The United States was the number two producer of GHG emissions in 2017.

State of California

California has significantly slowed the rate of growth of GHG emissions in the state due to the implementation of energy efficiency programs as well as adoption of strict emission controls, but is still a substantial contributor to the U.S. emissions inventory total. The California Air Resource Board (CARB) compiles GHG inventories for the State of California. Based upon the 2019 GHG inventory data (i.e., the latest year for which data are

[1] The global emissions are the sum of Annex I and non-Annex I countries, without counting Land-Use, Land-Use Change and Forestry (LULUCF). For countries without 2017 data, the United Nations Framework Convention on Climate Change (UNFCCC) data for the most recent year was used. United Nations Framework Convention on Climate Change, "Annex I Parties – GHG total without LULUCF," the most recent GHG emissions for China and India are from 2014.

available) for the 2000-2017 GHG emissions period, California emitted an average 424.1 million metric tons of CO_2e ($MMTCO_2e$) per year.

Effects of Climate Change in California

Public Health

Higher temperatures may increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation could increase from 25 to 35 percent under the lower warming range to 75 to 85 percent under the medium range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances, depending on wind conditions. The Climate Scenarios report indicates that large wildfires could become up to 55 percent more frequent if GHG emissions are not significantly reduced.

In addition, under the higher warming range scenario, there could be up to 100 more days per year with temperatures above 90°F in Los Angeles and 95°F in Sacramento by 2100. This is a large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

Water Resources

A vast network of man-made reservoirs and aqueducts captures and transports water throughout the state from northern California rivers and the Colorado River. The current distribution system relies on Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, increasing the risk of water shortages.

If temperatures continue to increase, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range.

The State's water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin Delta – a major fresh water supply.

Agriculture

Increased temperatures could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. First, California farmers could possibly lose as much as 25 percent of the water supply needed. Although higher CO_2 levels can stimulate plant production and increase plant

water-use efficiency, California's farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could the intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate ozone pollution, which makes plants more susceptible to disease and pests and interferes with plant growth.

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures could worsen the quantity and quality of yield for several California's agricultural products. Products likely to be most affected include wine grapes, fruits, and nuts.

In addition, continued GCC could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion could occur in many species while range contractions may be less likely in rapidly evolving species with significant populations already established. Should range contractions occur, new or different weed species could fill the emerging gaps. Continued GCC could alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates.

Forest and Landscapes

GCC has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering the distribution and character of natural vegetation. If temperatures rise into the medium warming range, the risk of large wildfires in California could increase by as much as 55 percent, which is almost twice the increase expected if temperatures stay in the lower warming range. However, since wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the state. In contrast, wildfires in northern California could increase by up to 90 percent due to decreased precipitation.

Moreover, continued GCC has the potential to alter natural ecosystems and biological diversity within the state. For example, alpine and subalpine ecosystems could decline by as much as 60 to 80 percent by the end of the century because of increasing temperatures. The productivity of the state's forest has the potential to decrease because of GCC.

Rising Sea Levels

Rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten the state's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 25 inches by 2100. Elevations of this magnitude would inundate low-lying coastal areas with saltwater, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12-14 inches.

5.2.1.1 REGULATORY BACKGROUND

This section describes the federal, state, and local regulations applicable to GHG emissions.

Federal

The EPA announced on December 7, 2009, that GHG emissions threaten the public health and welfare of the American people and that GHG emissions from on-road vehicles contribute to that threat. The EPA's final findings respond to the 2007 U.S. Supreme Court decision that GHG emissions fit within the Clean Air Act definition of air pollutants. The findings do not in and of themselves impose any emission reduction requirements but allow the EPA to finalize the GHG standards proposed in 2009 for new light-duty vehicles as part of the joint rulemaking with the Department of Transportation (USEPA 2009).

To regulate GHGs from passenger vehicles, EPA was required to issue an endangerment finding. The finding identifies emissions of six key GHGs—CO_2, CH_4, N_2O, hydrofluorocarbons, perfluorocarbons, and SF_6—that have been the subject of scrutiny and intense analysis for decades by scientists in the United States and around the world. The first three are applicable to the project's GHG emissions inventory because they constitute the majority of GHG emissions and, per South Coast AQMD guidance, are the GHG emissions that should be evaluated as part of a project's GHG emissions inventory.

US Mandatory Reporting Rule for GHGs (2009)

In response to the endangerment finding, the EPA issued the Mandatory Reporting of GHG Rule that requires substantial emitters of GHG emissions (large stationary sources, etc.) to report GHG emissions data. Facilities that emit 25,000 $MTCO_2e$ or more per year are required to submit an annual report.

Update to Corporate Average Fuel Economy Standards (2010/2012)

The current Corporate Average Fuel Economy standards (for model years 2011 to 2016) incorporate stricter fuel economy requirements issued by the federal government and California into one uniform standard. Additionally, automakers must cut GHG emissions in new vehicles by roughly 25 percent by 2016 (resulting in a fleet average of 35.5 miles per gallon by 2016). Rulemaking to adopt these new standards was completed in 2010. California agreed to allow automakers who show compliance with the national program to also be deemed in compliance with state requirements. The federal government issued new standards in 2012 for model years 2017–2025 that will require a fleet average of 54.5 miles per gallon in 2025.

While the EPA is reexamining the 2017–2025 emissions and CAFE standards, a consortium of automakers and California have agreed on a voluntary framework to reduce emissions that can serve as an alternative path forward for clean vehicle standards nationwide. Automakers who agreed to the framework are Ford, Honda, BMW of North America, and Volkswagen Group of America. The framework supports continued annual reductions of vehicle greenhouse gas emissions through the 2026 model year, encourages innovation to accelerate the transition to electric vehicles, and provides industry the certainty needed to make investments and create jobs. This commitment means that the auto companies party to the voluntary agreement will only sell cars in the United States that meet these standards (CARB 2019).

EPA Regulation of Stationary Sources under the Clean Air Act (Ongoing)

Pursuant to its authority under the Clean Air Act, the EPA has been developing regulations for new, large, stationary sources of emissions, such as power plants and refineries. Under former President Obama's 2013 Climate Action Plan, the EPA was directed to develop regulations for existing stationary sources as well. On June 19, 2019, the EPA issued the final Affordable Clean Energy (ACE) rule which became effective on August 19, 2019. The ACE rule was crafted under the direction of President Trump's Energy Independence Executive Order. It officially rescinds the Clean Power Plan rule issued during the Obama Administration and sets emissions guidelines for states in developing plans to limit CO_2 emissions from coal-fired power plants.

State

Current State of California guidance and goals for reductions in GHG emissions are generally embodied in Executive Order S-3-05, Executive Order B-30-15, Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32) and Senate Bill 375 (SB 375).

Executive Order S-03-05

Executive Order S-03-05, signed June 1, 2005, set the following GHG reduction targets for the state:

- 2000 levels by 2010
- 1990 levels by 2020
- 80 percent below 1990 levels by 2050

Assembly Bill 32, the Global Warming Solutions Act (2006)

Current State of California guidance and goals for reductions in GHG emissions are generally embodied in AB 32. AB 32 was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. AB 32 follows the 2020 tier of emissions reduction targets established in Executive Order S-03-05.

CARB 2008 Scoping Plan

The first Scoping Plan was adopted by the California Air Resources Board (CARB) on December 11, 2008. The 2008 Scoping Plan identified that GHG emissions in California are anticipated to be 596 $MMTCO_2e$ in 2020. In December 2007, CARB approved a 2020 emissions limit of 427 MMTCO2e (471 million tons) for the state (CARB 2008). To effectively implement the emissions cap, AB 32 directed CARB to establish a mandatory reporting system to track and monitor GHG emissions levels for large stationary sources that generate more than 25,000 $MTCO_2e$ per year, prepare a plan demonstrating how the 2020 deadline can be met, and develop appropriate regulations and programs to implement the plan by 2012.

First Update to the Scoping Plan

CARB completed a five-year update to the 2008 Scoping Plan, as required by AB 32. The First Update to the Scoping Plan, adopted May 22, 2014, highlights California's progress toward meeting the near-term 2020 GHG emission reduction goals defined in the 2008 Scoping Plan. As part of the update, CARB recalculated the 1990

GHG emission levels with the updated AR4 GWPs, and the 427 $MMTCO_2e$ 1990 emissions level and 2020 GHG emissions limit, established in response to AB 32, are slightly higher at 431 $MMTCO_2e$ (CARB 2014).

As identified in the Update to the Scoping Plan, California is on track to meet the goals of AB 32. The update also addresses the state's longer-term GHG goals in a post-2020 element. The post-2020 element provides a high-level view of a long-term strategy for meeting the 2050 GHG goal, including a recommendation for the state to adopt a midterm target. According to the Update to the Scoping Plan, local government reduction targets should chart a reduction trajectory that is consistent with or exceeds the trajectory created by statewide goals (CARB 2014). CARB identified that reducing emissions to 80 percent below 1990 levels will require a fundamental shift to efficient, clean energy in every sector of the economy. Progressing toward California's 2050 climate targets will require significant acceleration of GHG reduction rates. Emissions from 2020 to 2050 will have to decline several times faster than the rate needed to reach the 2020 emissions limit (CARB 2014).

Executive Order B-30-15

Executive Order B-30-15, signed April 29, 2015, sets a goal of reducing GHG emissions in the state to 40 percent below 1990 levels by year 2030. Executive Order B-30-15 also directs CARB to update the Scoping Plan to quantify the 2030 GHG reduction goal for the state and requires state agencies to implement measures to meet the interim 2030 goal as well as the long-term goal for 2050 in Executive Order S-03-05. It also requires the Natural Resources Agency to conduct triennial updates of the California adaption strategy, Safeguarding California, to ensure climate change is accounted for in state planning and investment decisions.

Senate Bill 32 and Assembly Bill 197

In September 2016, Governor Brown signed Senate Bill 32 and Assembly Bill 197, making the Executive Order goal for year 2030 into a statewide, mandated legislative target. AB 197 established a joint legislative committee on climate change policies and requires the CARB to prioritize direction emissions reductions rather than the market-based cap-and-trade program for large stationary, mobile, and other sources.

2017 Climate Change Scoping Plan

Executive Order B-30-15 and SB 32 required CARB to prepare another update to the Scoping Plan to address the 2030 target for the state. On December 24, 2017, CARB approved the 2017 Climate Change Scoping Plan Update, which outlines potential regulations and programs, including strategies consistent with AB 197 requirements, to achieve the 2030 target. The 2017 Scoping Plan establishes a new emissions limit of 260 $MMTCO_2e$ for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030 (CARB 2017).

California's climate strategy will require contributions from all sectors of the economy, including enhanced focus on zero- and near-zero emission (ZE/NZE) vehicle technologies; continued investment in renewables such as solar roofs, wind, and other types of distributed generation; greater use of low carbon fuels; integrated land conservation and development strategies; coordinated efforts to reduce emissions of short-lived climate pollutants (methane, black carbon, and fluorinated gases); and an increased focus on integrated land use planning to support livable, transit-connected communities and conserve agricultural and other lands. Requirements for GHG reductions at stationary sources complement local air pollution control efforts by the

local air districts to tighten criteria air pollutants and TACs emissions limits on a broad spectrum of industrial sources. Major elements of the 2017 Scoping Plan framework include:

- Implementing and/or increasing the standards of the Mobile Source Strategy, which include increasing ZE buses and trucks;
- Low Carbon Fuel Standard (LCFS), with an increased stringency (18 percent by 2030).
- Implementation of SB 350, which expands the Renewables Portfolio Standard (RPS) to 50 percent RPS and doubles energy efficiency savings by 2030.
- California Sustainable Freight Action Plan, which improves freight system efficiency and utilizes near-zero emissions technology and deployment of ZE trucks.
- Implementing the proposed Short-Lived Climate Pollutant Strategy, which focuses on reducing methane and hydrofluorocarbon emissions by 40 percent and anthropogenic black carbon emissions by 50 percent by year 2030.
- Post-2020 Cap-and-Trade Program that includes declining caps.
- Continued implementation of SB 375.
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

In addition to the statewide strategies listed above, the 2017 Climate Change Scoping Plan also identified local governments as essential partners in achieving the state's long-term GHG reduction goals and recommended local actions to reduce GHG emissions—for example, statewide targets of no more than 6 $MTCO_2e$ or less per capita by 2030 and 2 $MTCO_2e$ or less per capita by 2050. CARB recommends that local governments evaluate and adopt robust and quantitative locally appropriate goals that align with the statewide per capita targets and sustainable development objectives and develop plans to achieve the local goals. The statewide per capita goals were developed by applying the percent reductions necessary to reach the 2030 and 2050 climate goals (i.e., 40 percent and 80 percent, respectively) to the state's 1990 emissions limit established under AB 32. For CEQA projects, CARB states that lead agencies have discretion to develop evidenced-based numeric thresholds (mass emissions, per capita, or per service population) consistent with the Scoping Plan and the state's long-term GHG goals. To the degree a project relies on GHG mitigation measures, CARB recommends that lead agencies prioritize on-site design features that reduce emissions, especially from vehicle miles traveled (VMT), and direct investments in GHG reductions within the project's region that contribute potential air quality, health, and economic co-benefits. Where further project design or regional investments are infeasible or not proven to be effective, CARB recommends mitigating potential GHG impacts through purchasing and retiring carbon credits.

The Scoping Plan scenario is set against what is called the "business as usual" yardstick—that is, what would the GHG emissions look like if the state did nothing at all beyond the policies that are already required and in place to achieve the 2020 limit, as shown in Table 5.2-1, *2017 Climate Change Scoping Plan Emissions Reductions Gap*. It includes the existing renewables requirements, advanced clean cars, the "10 percent" LCFS, and the SB 375 program for more vibrant communities, among others. However, it does not include a range of new policies or measures that have been developed or put into statute over the past two years. Also shown in the table, the known commitments are expected to result in emissions that are 60 $MMTCO_2e$ above the target in 2030. If

the estimated GHG reductions from the known commitments are not realized due to delays in implementation or technology deployment, the post-2020 Cap-and-Trade Program would deliver the additional GHG reductions in the sectors it covers to ensure the 2030 target is achieved.

Table 5.2-1 2017 Climate Change Scoping Plan Emissions Reductions Gap

Modeling Scenario	2030 GHG Emissions $MMTCO_2e$
Reference Scenario (Business-as-Usual)	389
With Known Commitments	320
2030 GHG Target	260
Gap to 2030 Target	60

Source: CARB 2017.

Table 5.2-2, *2017 Climate Change Scoping Plan Emissions Change by Sector*, provides estimated GHG emissions by sector, compared to 1990 levels, and the range of GHG emissions for each sector estimated for 2030.

Table 5.2-2 2017 Climate Change Scoping Plan Emissions Change by Sector

Scoping Plan Sector	1990 $MMTCO_2e$	2030 Proposed Plan Ranges $MMTCO_2e$	% Change from 1990
Agricultural	26	24-25	-8% to -4%
Residential and Commercial	44	38-40	-14% to -9%
Electric Power	108	30-53	-72% to -51%
High GWP	3	8-11	267% to 367%
Industrial	98	83-90	-15% to -8%
Recycling and Waste	7	8-9	14% to 29%
Transportation (including TCU)	152	103-111	-32% to -27%
Net Sink[1]	-7	TBD	TBD
Sub Total	431	294-339	-32% to -21%
Cap-and-Trade Program	NA	24-79	NA
Total	431	260	-40%

Source: CARB 2017.
Notes: TCU = Transportation, Communications, and Utilities; TBD = To Be Determined.
[1] Work is underway through 2017 to estimate the range of potential sequestration benefits from the natural and working lands sector.

Senate Bill 375

In 2008, SB 375, the Sustainable Communities and Climate Protection Act, was adopted to connect the GHG emissions reductions targets established in the 2008 Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excludes emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce VMT and vehicle

trips. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the 18 metropolitan planning organizations (MPOs). The Southern California Association of Governments (SCAG) is the MPO for the Southern California region, which includes the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial.

Pursuant to the recommendations of the Regional Transportation Advisory Committee, CARB adopted per capita reduction targets for each of the MPOs rather than a total magnitude reduction target. SCAG's targets are an 8 percent per capita reduction from 2005 GHG emission levels by 2020 and a 13 percent per capita reduction from 2005 GHG emission levels by 2035 (CARB 2010). The 2020 targets are smaller than the 2035 targets because a significant portion of the built environment in 2020 has been defined by decisions that have already been made. In general, the 2020 scenarios reflect that more time is needed for large land use and transportation infrastructure changes. Most of the reductions in the interim are anticipated to come from improving the efficiency of the region's transportation network. The targets would result in 3 $MMTCO_2e$ of reductions by 2020 and 15 $MMTCO_2e$ of reductions by 2035. Based on these reductions, the passenger vehicle target in CARB's Scoping Plan (for AB 32) would be met (CARB 2010).

2017 Update to the SB 375 Targets

CARB is required to update the targets for the MPOs every eight years. In June 2017, CARB released updated targets and technical methodology and recently released another update in February 2018. The updated targets consider the need to further reduce VMT, as identified in the 2017 Scoping Plan Update, while balancing the need for additional and more flexible revenue sources to incentivize positive planning and action toward sustainable communities. Like the 2010 targets, the updated SB 375 targets are in units of percent per capita reduction in GHG emissions from automobiles and light trucks relative to 2005. This excludes reductions anticipated from implementation of state technology and fuels strategies and any potential future state strategies such as statewide road user pricing. The proposed targets call for greater per capita GHG emission reductions from SB 375 than are currently in place, which for 2035, translate into proposed targets that either match or exceed the emission reduction levels in the MPOs' currently adopted SCSs. As proposed, CARB staff's proposed targets would result in an additional reduction of over 8 $MMTCO_2e$ in 2035 compared to the current targets. For the next round of SCS updates, CARB's updated targets for the SCAG region are an 8 percent per capita GHG reduction in 2020 from 2005 levels (unchanged from the 2010 target) and a 19 percent per capita GHG reduction in 2035 from 2005 levels (compared to the 2010 target of 13 percent) (CARB 2018). CARB adopted the updated targets and methodology on March 22, 2018. All SCSs adopted after October 1, 2018 are subject to these new targets.

SCAG's RTP/SCS

SB 375 requires each MPO to prepare an SCS in their regional transportation plan. For the SCAG region, the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted on April 7, 2016, and is an update to the 2012 RTP/SCS (SCAG 2016). SCAG recently released the 2020-2045 RTP/SCS (Draft Connect SoCal Plan) on November 7, 2019 (SCAG 2019). In general, the SCS outlines a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce vehicle miles traveled from automobiles and light duty trucks and thereby reduce GHG emissions from these sources.

The 2016-2040 RTP/SCS projects that the SCAG region will meet or exceed the passenger per capita targets set in 2010 by CARB. It is projected that VMT per capita in the region for year 2040 would be reduced by 7.4 percent with implementation of the 2016-2040 RTP/SCS compared to a no-plan year 2040 scenario. Under the 2016-2040 RTP/SCS, SCAG anticipates lowering GHG emissions 8 percent below 2005 levels by 2020, 18 percent by 2035, and 21 percent by 2040. The 18 percent reduction by 2035 over 2005 levels represents a 2 percent increase in reduction compared to the 2012 RTP/SCS projection. Overall, the SCS is meant to provide growth strategies that will achieve the aforementioned regional GHG emissions reduction targets. Land use strategies to achieve the region's targets include planning for new growth around high quality transit areas and livable corridors and creating neighborhood mobility areas to integrate land use and transportation and plan for more active lifestyles (SCAG 2016). However, the SCS does not require that local general plans, specific plans, or zoning be consistent with the SCS; instead, it provides incentives to governments and developers for consistency.

Transportation Sector Specific Regulations

Assembly Bill 1493

California vehicle GHG emission standards were enacted under AB 1493 (Pavley I). Pavley I is a clean-car standard that reduces GHG emissions from new passenger vehicles (light-duty auto to medium-duty vehicles) from 2009 through 2016 and is anticipated to reduce GHG emissions from new passenger vehicles by 30 percent in 2016. California implements the Pavley I standards through a waiver granted to California by the EPA. In 2012, the EPA issued a Final Rulemaking that sets even more stringent fuel economy and GHG emissions standards for model years 2017 through 2025 light-duty vehicles (see also the discussion on the update to the Corporate Average Fuel Economy standards under *Federal Laws*, above). In January 2012, CARB approved the Advanced Clean Cars program (formerly known as Pavley II) for model years 2017 through 2025. The program combines the control of smog, soot, and global warming gases with requirements for greater numbers of ZE vehicles into a single package of standards. Under California's Advanced Clean Car program, by 2025 new automobiles will emit 34 percent less global warming gases and 75 percent less smog-forming emissions.

Executive Order S-01-07

On January 18, 2007, the state set a new LCFS for transportation fuels sold in the state. Executive Order S-01-07 sets a declining standard for GHG emissions measured in CO_2e gram per unit of fuel energy sold in California. The LCFS requires a reduction of 2.5 percent in the carbon intensity of California's transportation fuels by 2015 and a reduction of at least 10 percent by 2020. The standard applies to refiners, blenders, producers, and importers of transportation fuels, and would use market-based mechanisms to allow these providers to choose how they reduce emissions during the "fuel cycle" using the most economically feasible methods.

Executive Order B-16-2012

On March 23, 2012, the state identified that CARB, the California Energy Commission (CEC), the Public Utilities Commission, and other relevant agencies worked with the Plug-in Electric Vehicle Collaborative and the California Fuel Cell Partnership to establish benchmarks to accommodate ZE vehicles in major

metropolitan areas, including infrastructure to support them (e.g., electric vehicle charging stations). The executive order also directed the number of ZE vehicles in California's state vehicle fleet to increase through the normal course of fleet replacement so that at least 10 percent of fleet purchases of light-duty vehicles are ZE by 2015 and at least 25 percent by 2020. The executive order also establishes a target for the transportation sector of reducing GHG emissions 80 percent below 1990 levels.

Renewables Portfolio – Carbon Neutrality Regulations

Senate Bills 1078, 107, X1-2, and Executive Order S-14-08

A major component of California's Renewable Energy Program is the renewables portfolio standard established under Senate Bills 1078 (Sher) and 107 (Simitian). Under the RPS, certain retail sellers of electricity were required to increase the amount of renewable energy each year by at least 1 percent in order to reach at least 20 percent by December 30, 2010. Executive Order S-14-08, signed in November 2008, expanded the state's renewable energy standard to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. The increase in renewable sources for electricity production will decrease indirect GHG emissions from development projects, because electricity production from renewable sources is generally considered carbon neutral.

Senate Bill 350

Senate Bill 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

Senate Bill 100

On September 10, 2018, Governor Brown signed SB 100, which raises California's RPS requirements to 60 percent by 2030, with interim targets, and 100 percent by 2045. The bill also establishes a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Executive Order B-55-18

Executive Order B-55-18, signed September 10, 2018, sets a goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." Executive Order B-55-18 directs CARB to work with relevant state agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal. The goal of carbon neutrality by 2045 is in addition to other statewide goals, meaning not only should emissions be reduced to 80 percent below 1990 levels by 2050, but that, by no later than 2045, the remaining emissions be offset by equivalent net removals of CO_2e from the atmosphere, including through sequestration in forests, soils, and other natural landscapes.

Energy Efficiency Regulations

California Building Code: Building Energy Efficiency Standards

Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the CEC) in June 1977 and most recently revised in 2019 (Title 24, Part 6, of the California Code of Regulations [CCR]). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

Four key areas the 2019 standards focus on include 1) smart residential photovoltaic systems; 2) updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa); 3) residential and nonresidential ventilation requirements; 4) and nonresidential lighting requirements (CEC 2018a). Under the 2019 standards, nonresidential buildings will be 30 percent more energy efficient compared to the 2016 standards while single-family homes will be 7 percent more energy efficient (CEC 2018b).

California Building Code: CALGreen

On July 17, 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (24 CCR, Part 11, known as "CALGreen") was adopted as part of the California Building Standards Code. CALGreen established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.[2] The mandatory provisions of the California Green Building Code Standards became effective January 1, 2011, and were last updated in 2016. The 2016 Standards became effective on January 1, 2017. The CEC adopted the voluntary standards of the 2019 CALGreen on October 3, 2018. The 2019 CALGreen standards become effective January 1, 2020.

2006 Appliance Efficiency Regulations

The 2006 Appliance Efficiency Regulations (20 CCR §§ 1601–1608) were adopted by the CEC on October 11, 2006, and approved by the California Office of Administrative Law on December 14, 2006. The regulations include standards for both federally regulated appliances and non–federally regulated appliances. Though these regulations are now often viewed as "business as usual," they exceed the standards imposed by all other states, and they reduce GHG emissions by reducing energy demand.

Solid Waste Diversion Regulations

AB 939 – Integrated Waste Management Act of 1989

California's Integrated Waste Management Act of 1989 (AB 939, Public Resources Code §§ 40050 et seq.) set a requirement for cities and counties throughout the state to divert 50 percent of all solid waste from landfills by January 1, 2000, through source reduction, recycling, and composting. In 2008, the requirements were modified to reflect a per capita requirement rather than tonnage. To help achieve this, the act requires that each

[2] The green building standards became mandatory in the 2010 edition of the code.

city and county prepare and submit a source reduction and recycling element. AB 939 also established the goal for all California counties to provide at least 15 years of ongoing landfill capacity.

AB 342

AB 341 (Chapter 476, Statutes of 2011) increased the statewide goal for waste diversion to 75 percent by 2020 and requires recycling of waste from commercial and multifamily residential land uses. Section 5.408 of the CALGreen also requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

AB 1327

The California Solid Waste Reuse and Recycling Access Act (AB 1327, Public Resources Code §§ 42900 et seq.) requires areas to be set aside for collecting and loading recyclable materials in development projects. The act required the California Integrated Waste Management Board to develop a model ordinance for adoption by any local agency requiring adequate areas for collection and loading of recyclable materials as part of development projects. Local agencies are required to adopt the model or an ordinance of their own.

AB 1826

In October of 2014, Governor Brown signed AB 1826, requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses and multifamily residential dwellings that consist of five or more units. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

Water Efficiency Regulations

SBX7-7

The 20x2020 Water Conservation Plan was issued by the Department of Water Resources (DWR) in 2010 pursuant to Senate Bill 7, which was adopted during the 7th Extraordinary Session of 2009–2010 and therefore dubbed "SBX7-7." SBX7-7 mandated urban water conservation and authorized the DWR to prepare a plan implementing urban water conservation requirements (20x2020 Water Conservation Plan). In addition, it required agricultural water providers to prepare agricultural water management plans, measure water deliveries to customers, and implement other efficiency measures. SBX7-7 requires urban water providers to adopt a water conservation target of 20 percent reduction in urban per capita water use by 2020 compared to 2005 baseline use.

AB 1881 – Water Conservation in Landscaping Act

The Water Conservation in Landscaping Act of 2006 (AB 1881) requires local agencies to adopt the updated DWR model ordinance or an equivalent. AB 1881 also requires the CEC to consult with the DWR to adopt, by regulation, performance standards and labeling requirements for landscape irrigation equipment, including irrigation controllers, moisture sensors, emission devices, and valves to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy or water.

Short-Lived Climate Pollutant Reduction Strategy

Senate Bill 1383

On September 19, 2016, the Governor signed SB 1383 to supplement the GHG reduction strategies in the Scoping Plan to consider short-lived climate pollutants, including black carbon and CH_4. Black carbon is the light-absorbing component of fine particulate matter produced during incomplete combustion of fuels. SB 1383 requires the state board, no later than January 1, 2018, to approve and begin implementing that comprehensive strategy to reduce emissions of short-lived climate pollutants to achieve a reduction in methane by 40 percent, hydrofluorocarbon gases by 40 percent, and anthropogenic black carbon by 50 percent below 2013 levels by 2030, as specified. The bill also establishes targets for reducing organic waste in landfill. On March 14, 2017, CARB adopted the "Final Proposed Short-Lived Climate Pollutant Reduction Strategy," which identifies the state's approach to reducing anthropogenic and biogenic sources of short-lived climate pollutants. Anthropogenic sources of black carbon include on- and off-road transportation, residential wood burning, fuel combustion (charbroiling), and industrial processes. According to CARB, ambient levels of black carbon in California are 90 percent lower than in the early 1960s despite the tripling of diesel fuel use (CARB 2017). In-use on-road rules are expected to reduce black carbon emissions from on-road sources by 80 percent between 2000 and 2020. South Coast AQMD is one of the air districts that requires air pollution control technologies for chain-driven broilers, which reduces particulate emissions from these char broilers by over 80 percent (CARB 2017). Additionally, South Coast AQMD Rule 445 limits installation of new fireplaces in the SoCAB.

Regional

South Coast Air Quality Management District

SCAQMD is the agency responsible for air quality planning and regulation in the SCAB. The SCAQMD addresses the impacts to climate change of projects subject to SCAQMD permits as a lead agency if they are the only agency having discretionary approval for the project and acts as a responsible agency when a land use agency must also approve discretionary permits for the project. The SCAQMD acts as an expert commenting agency for impacts to air quality. This expertise carries over to GHG emissions, so the agency helps local land use agencies through the development of models and emission thresholds that can be used to address GHG emissions.

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SCAB. The Working Group developed several different options that are contained in the SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold, that could be applied by lead agencies. The Working Group has not provided additional guidance since release of the interim guidance in 2008. The SCAQMD Board has not approved the thresholds; however, the Guidance Document provides substantial evidence supporting the approaches to significance of GHG emissions that can be considered by the lead agency in adopting its own threshold. The current interim thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.

- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
    - Residential and Commercial land use: 3,000 $MTCO_2e$ per year
    - Industrial land use: 10,000 $MTCO_2e$ year
    - Based on land use type: residential: 3,500 $MTCO_2e$ per year; commercial: 1,400 $MTCO_2e$ per year; or mixed use: 3,000 $MTCO_2e$ per year
- Tier 4 has the following options:
    - Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
    - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
    - Option 3, 2020 target for service populations (SP), which include residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans;
    - Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's interim thresholds used the Executive Order S-3-05 year 2050 goal as the basis Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO_2 concentrations at 450 ppm, therefore stabilizing global climate.

SCAQMD only has authority over GHG emissions from development projects that include air quality permits. At this time, it is unknown if the project would include stationary sources of emissions subject to SCAQMD permits. Notwithstanding, if the project requires a stationary permit, it would be subject to the applicable SCAQMD regulations.

SCAQMD Regulation XXVII, adopted in 2009 includes the following rules:

- Rule 2700 defines terms and post global warming potentials.
- Rule 2701, SoCal Climate Solutions Exchange, establishes a voluntary program to encourage, quantify, and certify voluntary, high quality certified GHG emission reductions in the SCAQMD.
- Rule 2702, GHG Reduction Program created a program to produce GHG emission reductions within the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

Western Riverside Council of Governments

The City of Wildomar is a participant in the Western Riverside Council of Government's (WRCOG) Climate Action Plan (CAP). In order to aggressively address the threats of global climate change, the WRCOG has prepared a CAP, which provides a framework for reducing GHG emissions and managing resources to best prepare for a changing climate. The CAP establishes a community-wide emissions reduction target of 15 percent below 2010, based on guidance from CARB and OPR. The CAP recommends GHG emissions targets

that are consistent to the reduction targets of the State of California and presents several strategies that will make it possible for the City to meet the recommended targets. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change.

5.2.1.2 EXISTING CONDITIONS

The project site is currently vacant and does not produce sources of greenhouse gas emissions.

5.2.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

GHG-1 Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

GHG-2 Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

5.2.3 The 2016 Approved Project (Original Project)

The 2016 EIR indicated that the Original Project was consistent the CARB Scoping Plan, and that the Original Project's contribution to cumulative GHG emissions would have been reduced to a less than significant level. Additionally, Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A would have ensured that the Original Project complies with, and would not conflict with or impede, the implementation of reduction goals identified in AB 32, the Governor's EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. The Original Project falls within the SCS growth allocation for the City and would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs. The Original Project would be consistent with the policies on energy and sustainability from the City's General Plan. Therefore, impacts would be less than significant.

Short-term construction and long-term operation of the Original Project would have generated GHG emissions with most of the energy consumption (and associated generation of GHG emissions) occurring during the Original Project's operation. Construction activities, area sources, gas and electricity use, solid waste disposal, water usage, and mobile sources would directly or indirectly contribute to the generation of GHG emissions. Emissions from the Original Project would predominantly consist of CO_2 which persist in the atmosphere for a substantially longer period of time, compared to O_3 and PM_{10}. The business as usual projections of the Original Project, prior to the incorporation of mitigation would have been 9,444 $MTCO_2e$ per year; the emissions for the entire state are estimated at approximately 480.9 $MMTCO_2e$ per year. With the implementation of Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A, impacts would be less than significant.

5.2.4 Applicable Mitigation Measures from the 2016 EIR (Original Project)

The following mitigation measures from the Air Quality Chapter of the 2016 EIR would be applicable to the Modified Project:

- **Mitigation Measure 4.3.6.1A:** All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.
- **Mitigation Measure 4.3.6.1B:** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.
- **Mitigation Measures 4.3.6.3A:** Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the project for which building permits are being requested would achieve a minimum 15 percent increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable:
    - Increase in insulation such that heat transfer and thermal bridging is minimized;
    - Limit air leakage through the structure and/or within the heating and cooling distribution system;
    - Use of energy-efficient space heating and cooling equipment;
    - Installation of electrical hook-ups at loading dock areas;
    - Installation of dual-paned or other energy efficient windows;
    - Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
    - Installation of automatic devices to turn off lights where they are not needed;
    - Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
    - Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council and/or exposed roof surfaces using light and off-white colors;
    - Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
    - Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

5.2.5 Environmental Impacts of the Modified Project

Impact 5.2-1: Would the Modified Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? [Threshold GHG-1])

Construction Emissions

Refer to Section 5.1, *Air Quality,* of this DSEIR for the Modified Project's construction emissions. Construction of the Modified Project would take approximately 20 months. For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Modified Project, the SCAQMD recommends calculating the total GHG emissions for the construction activities, dividing it by a 30-year project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. The amortized construction emissions for the Original Project and the Modified Project are presented in Table 5.2-3, *Amortized Annual Construction Emissions*.

Table 5.2-3 Amortized Annual Construction Emissions

Year	Emissions (MT/yr)			
	CO_2	CH_4	N_2O	Total CO_2e
ORIGINAL PROJECT				
2020 (Annual Construction Emissions)	113.94	0.013	0	114.22
MODIFIED PROJECT				
2020	1,466.20	0.22	0	1,471.72
2021	1,893.98	0.21	0	1,899.22
Total Annual Construction Emissions	3,360.18	0.43	0	3,370.94
Amortized Construction Emissions ($MTCO_2e$)	112.01	0.01	0	112.36
Net Change	-1.93	-0.003	0	-1.86

Source: 2016 DEIR, Urban Crossroads 2019

As shown in Table 5.2-3, the amortized annual construction emissions of the Modified Project are less than the amortized construction emissions of the Original Project.

Operation Emissions

Area Source Emissions

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment would include lawnmowers, shedder/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Modified Project.

Energy Source Emissions

Combustion Emissions Associated with Natural Gas and Electricity

GHGs are emitted from buildings because of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building; the building energy use emissions do not include street lighting. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are indirect emissions.

Title 24 Energy Efficiency Standards

California's Energy Efficiency Standards for Residential and Nonresidential Buildings was adopted in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity.

Mobile Source Emissions

Project mobile source GHG impacts are dependent on both overall daily vehicle trip generation and the effect of the Modified Project on peak hour traffic volumes and traffic operations in the vicinity of the Modified Project. The Project-related GHG impacts are derived primarily from vehicle trips generated by the Modified Project.

Water Supply, Treatment, and Distribution

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water.

Solid Waste

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with anaerobic breakdown of material.

Emission Summary

The City of Wildomar has not adopted a threshold of significance for determining impacts with respect to GHG emissions. A screening threshold of 3,000 $MTCO_2e$ per year to determine if additional analysis is required is an acceptable approach for small projects. This approach is a widely accepted screening threshold used by the County of Riverside and numerous cities in the SCAB and is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects. The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required.

The Original Project and Modified Project would result in approximately 1,219.52 $MTCO_2e$ and 2,231.76 $MTCO_2e$ per year, respectively, from construction, area, energy, waste, and water usage, as shown in Table 5.2-4, *Project GHG Emissions*. In addition, the Original Project has the potential to result in an additional 5,052.42 $MTCO_2e$. The Modified Project has the potential to result in an additional 5,609 $MTCO_2e$ per year from mobile sources if the assumption is made that all of the vehicle trips to and from the Modified Project are "new" trips resulting from the development of the Modified Project.

Table 5.2-4 Project GHG Emissions

Emissions Source	Emissions (MT/yr)			
	CO_2	CH_4	N_2O	Total CO_2e
ORIGINAL PROJECT				
Annual construction-related emissions amortized over 30 years	113.94	0.013	0	114.22
Area Source	69.67	5.76e-3	1.19e-3	70.16
Energy Source	788.95	0.04	0.01	793.31
Mobile Source	5,049.20	0.15	5,052.42	5,052.42
Waste	51.01	3.01	0	114.32
Water Usage	105.58	0.76	0.02	127.51
Total CO_2E (all Sources)	6,271.94			
MODIFIED PROJECT				
Annual construction-related emissions amortized over 30 years	112.01	0.01	0.00	112.36
Area Source	69.41	5.72e-03	1.19e-03	69.91
Energy Source	1,250.72	0.04	0.01	1,255.97
Mobile Source	5,603.15	0.23	0.00	5,609.00
Waste	232.60	13.75	0.00	576.25
Water Usage	184.58	1.01	0.03	217.27
Total CO_2E (all Sources)	7,840.76			
Net Change of Total CO_2E (all Sources)	1,568.82			

Source: 2016 DEIR, Urban Crossroads 2019

As shown in Table 5.2-4, *Project GHG Emissions,* the Modified project has the potential to generate a total of approximately 7,840.76 $MTCO_2e$ per year. As such, the Modified Project would exceed the SCAQMD's recommended numeric threshold of 3,000 $MTCO_2e$ if it were applied. As such, Project-related emissions would have a potential significant direct or indirect impact on GHG and climate change. Approximately 70 percent of all GHG emissions (by weight) would be generated by the Modified Project's mobile sources (traffic). Neither the Project applicant nor the City of Wildomar can substantively or materially affect reductions in project mobile-source (vehicle) emissions beyond the state regulatory requirements. Furthermore, even if all non-mobile source emissions were completely offset, the mobile-source emissions alone would still exceed the applicable numeric thresholds. As such, no feasible mitigation exists that would reduce the Modified Project's impacts to less than significant levels, even with the implementation of CALGreen Section 5.106.5.3 which requires six percent of parking spaces in new nonresidential buildings to be electric vehicle capable.

The Original Project was estimated to generate 6,271.94 $MTCO_2e$ per year, with the implementation of Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A, which would result in a 33.6 percent reduction in GHG emissions compared to the Original Project's Business-As-Usual model (9,443.37 $MTCO_2e$).

Although impacts of the Original Project were identified as less than significant with the incorporation of mitigation measures, the Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard. However, because a new greenhouse gas model has been adopted since the certification of the Original Project, the calculated impacts exceed the threshold.

Level of Significance Before Mitigation: Impact 5.2-1 would be potentially significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are feasible for the Modified Project beyond the applicable mitigation measures from the Original Project.

Level of Significance After Mitigation: Impact 5.2-1 would be significant and unavoidable.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new GHG emissions model.

Impact 5.2-2:	Would the Modified Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? [Threshold GHG-2])

Pursuant to CEQA Guidelines Section 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from greenhouse gas emissions.

2008 Scoping Plan Consistency

The Scoping Plan identifies strategies to reduce California's greenhouse gas emissions in support of AB32 which requires the State to reduce its GHG emissions to 1990 levels by 2020. Many of the strategies identified in the Scoping Plan are not applicable at the project level, such as long-term technological improvements to reduce emissions from vehicles. Some measures are applicable and supported by the Modified Project, such as energy efficiency. Finally, while some measures are not directly applicable, the Modified Project would not conflict with their implementation. Reduction measures are grouped into 18 action categories, that include: California Cap-and-Trade Project Linked to Western Climate Initiative Partner Jurisdictions, California Light-Duty Vehicle Greenhouse Gas Standards, and Energy Efficiency.

As summarized in Table 5.2-5, *2008 Scoping Plan Consistency Summary,* the Modified Project would not conflict with any of the provisions of the Scoping Plan, and would support seven of the action categories through energy efficiency, water conservation, recycling, and landscaping.

Table 5.2-5 2008 Scoping Plan Consistency Summary

Action	Supporting Measures	Consistency
Cap-and-Trade Program	-	Not Applicable. These programs involve capping emissions from electricity generation, industrial facilities, and broad scoped fuels. Caps do not directly affect commercial projects.
Light-Duty Vehicle Standards	T-1	Not Applicable. While these are CARB-enforced measure that are not directly applicable to the Modified Project, vehicles that access the project site are required to comply with the standards and will comply with this strategy. Electric Vehicle (EV) charging stations are required to be installed onsite per the 2019 24 standards.
Energy Efficiency	E-1	Consistent. The Modified Project would include a variety of building, water, and solid waste efficiencies consistent with the most current CALGreen requirements.
	E-2	
	CR-1	
	CR-2	
Renewables Portfolio Standard	E-3	Not Applicable. Establishes the minimum statewide renewable energy mix.
Low Carbon Fuel Standard	T-2	Not Applicable. Establishes reduced carbon intensity of transportation fuels.
Regional Transportation-Related GHG	T-3	Not Applicable. This is a statewide measure and is not within the purview of the Modified Project.
Vehicle Efficiency Measures	T-4	Not Applicable. Identifies measures such as minimum tire-fuel efficiency, lower friction oil, and reduction in air conditioning use.
Goods Movement	T-5	Not Applicable. Identifies measures to improve goods movement efficiencies such as advanced combustions strategies, friction reduction, waste heat recovery, and electrification of accessories. While these measures are not directly applicable to the Modified Project, any commercial activity associated with Goods Movement would be required to comply with these measures as adopted. As such, the Modified Project would not interfere with their implementation.
	T-6	
Million Solar Roofs (MSR) Program	E-4	Consistent. The MSR program sets a goal for use of solar systems throughout the state as a whole. While the Modified Project currently does not include solar energy generation, the building roof structure will be designed to support solar panels in the future, consistent with Title 24 requirements.
Medium- and Heavy-Duty Vehicles	T-7	Not Applicable. MD and HD trucks and trailers for industrial uses are subject to aerodynamic and hybridization requirements as established by CARB; the Modified Project would interfere with implementation of these requirements and programs.
	T-8	
Industrial Emissions	I-1	Not Applicable. These measures are applicable to large industrial facilities (>500,000 $MTCO_2e$/year) and other intensive uses such as refineries.
	I-2	
	I-3	
	I-4	
	I-5	
High Speed Rail	T-9	Not Applicable. Supports increased mobility choice.
Green Building Strategy	GB-1	Consistent. The Modified Project will include a variety of building, water, and solid waste efficiencies consistent with the current CALGreen requirements.
High Global Warming Potential Gases	H-1	Not Applicable. The Modified Project is not a substantial source of high GWP emissions and will comply with any future changes in air conditioning, fire protection suppressant, and other requirements.
	H-2	
	H-3	

Table 5.2-5 2008 Scoping Plan Consistency Summary

Action	Supporting Measures	Consistency
	H-4	
	H-5	
	H-6	
	H-7	
Recycling and Waste	RW-1	Consistent. The Modified Project will be required to recycle a minimum of 65 percent from construction activities and operations per State and County requirements.
	RW-2	
	RW-3	
Sustainable Forests	F-1	Consistent. The Modified Project will increase carbon sequestration by increasing onsite trees per the Modified Project's landscaping plan.
Water	W-1	Consistent. The Modified Project will include use of low-flow fixtures and efficient landscaping per state requirements.
	W-2	
	W-3	
	W-4	
	W-5	
	W-6	
Agriculture	A-1	Not Applicable. The Modified Project is not an agricultural use.

Source: Urban Crossroads 2019.

2017 Scoping Plan Consistency

The 2017 Scoping Plan Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB32. Table 5.2-6, *2017 Scoping Plan Consistency Summary,* summarizes the Modified Project's consistency with 2017 Scoping Plan.

5. Environmental Analysis

Table 5.2-6 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
Implement SB 350 by 2030		
Increase the Renewables Portfolio Standard to 50 percent of retail sales by 2030 and ensure grid reliability.	CPUC CEC CARB	**Consistent.** This measure is not directly applicable to development projects, but the Modified Project would use energy from Southern California Edison, which has committed to diversifying its portfolio of energy sources by increasing energy from wind and solar sources.
Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.		**Consistent.** Although this measure is directed towards policymakers, the Modified Project would be designed and constructed to implement the energy efficiency measures for new commercial developments and would include several measures designed to reduce energy consumption.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in the Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		**Consistent.** The Modified Project would be designed and constructed to implement the energy efficiency measures, where applicable by including several measures designed to reduce energy consumption. The Modified Project includes energy efficient field lighting and fixtures that meet the current Title 24 Standards throughout the project site and would be a modern development with energy efficient boilers, heaters, and air conditions systems.
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		
At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025.	CARB California State Transportation Agency (CalSTA) Strategic Growth Council (SGC) California Department of Transportation (CalTrans) CEC OPR Local Agencies	**Consistent.** These are CARB enforced standards; vehicles that access the project site that are required to comply with standards will comply with the strategy.
At least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.		**Consistent.** These are CARB enforced standards; vehicles that access the project site that are required to comply with the standards will comply with the strategy.
Further increase in GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.		**Consistent.** These are CARB enforced standards; vehicles that access the project site that are required to comply with the standards will comply with the strategy.
Medium- and Heavy-Duty GHG Phase 2.		**Consistent.** These are CARB enforced standards; vehicles that access the project site that are required to comply with the standards will comply with the strategy.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel		**Not Applicable.** This measure is not within the purview of the Modified Project.

Table 5.2-6 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
buses, starting in 2020, meet the optional heavy-duty low-NO_x standard.		
Last Mile Delivery: New regulation that would result in the use of low NO_x or cleaner engines and the development of increasing numbers of zero-emissions trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3-7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.		Not Applicable. The Modified Project is not responsible for implementation of SB 375 and would therefore not conflict with this measure.
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."		Not Applicable. The Modified Project is not responsible for implementation of SB 375 and would therefore not conflict with this measure.
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).	CARB	Not Applicable. The Modified Project is not within the purview of SB 375 and therefore, would not conflict with this measure.
By 2019, adjust performance measures used to select design transportation facilities		
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g., via guideline documents, funding programs, project selection, etc.).	CalSTA SGC OPR CARB Governor's Office of Business and Economic Development (GO-Biz) California Infrastructure and Economic Development Bank (IBank) Department of Finance (DOF) California Transportation Commission (CTC) CalTrans	Not Applicable. Although this is directed towards CARB and CalTrans, the Modified Project would be designed to promote and support pedestrian activity on-site and in the project area.
By 2019, develop pricing to support low-GHG transportation (e.g., low-emission vehicle zones for heavy duty, road user, parking pricing, and transit discounts).	CalSTA CalTrans CTC OPR SGC CARB	Consistent. The Modified Project would not obstruct or interfere with agency efforts to develop pricing policies to support low-GHG transportation.

Table 5.2-6 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
Implement California Sustainable Freight Action Plan		
Improve freight system efficiency.	CalSTA CalEPA CNRA CARB CalTrans CEC GO-Biz	When adopted, this measure would apply to all trucks accessing the project site, this may include existing trucks or new trucks that are part of the statewide goods movement sector.
Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		Not Applicable. This measure is not within the purview of the Modified Project.
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18 percent.	CARB	LCFS, with an increased stringency (18 percent by 2030). When adopted, this measure would apply to all fuel purchased and used by the Modified Project in the State.
Implement the Short-Lived Climate Pollutant Strategy by 2030		
40 percent reduction in methane and hydrofluorocarbon emissions below 2013 levels.	CARB CalRecycle CDFA SWRCB Local Air Districts	When adopted, the Modified Project would be required to comply with this measure and reduce SLPS accordingly.
50 percent reduction in black carbon emissions below 2013 levels.		Not Applicable. This measure is not within the purview of this Project.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.		Not Applicable. This measure is not within the purview of this Project.
Implement the post-2020 Cap-and-Trade Program with declining annual caps.	CARB	When adopted, the Modified Project would be required to comply with the Cap-and-Trade Program if it generates emissions from sectors covered by Cap-and-Trade.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink		
Protect land from conversion through conservation easement and other incentives.	CNRA Departments within CDFA, CalEPA, CARB	Not Applicable. This measure is not within the purview of this Project.
Increase the long-term resilience of carbon storage in the land base and enhance equestrian capacity.		Not Applicable. This measure is not within the purview of this Project.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.		Not Applicable. This measure is not within the purview of this Project.
Establish scenario projections to serve as the foundation for the Implementation Plan.		Not Applicable. This measure is not within the purview of this Project.

5. Environmental Analysis
GREENHOUSE GAS EMISSIONS

Table 5.2-6 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
Establish a carbon accounting framework for natural and working lands as described in SB 856 by 2018.	CARB	Not Applicable. This measure is not within the purview of this Project.
Implement Forest Carbon Plan	CNRA California Department of Forestry and Fire Protection (CAL FIRE) CalEPA Departments within State and Local Agencies	Not Applicable. This measure is not within the purview of this Project.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.		Not Applicable. This measure is not within the purview of this Project.

Source: Urban Crossroads 2019.

As summarized in Table 5.2-6, the Modified Project would not conflict with any of the provisions of the 2017 Scoping Plan. Furthermore, recent studies show that the State's existing and proposed regulatory framework would allow the State to reduce its GHG emissions to 40 percent 1990 levels by 2030.

Consistency with WRCOG Subregional CAP

The City of Wildomar is a participant in the WRCO Subregional CAP. The specific goals and actions that are applicable to the Modified Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change. The Modified Project would be required to include all mandatory green building measures for new developments under the CALGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to building system materials. In addition, the City requires that all landscaping comply with water efficient landscaping requirements. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the Modified Project. The Modified Project would be compliant with the goal and objectives set forth in the WRCOG's Subregional CAP with implementation of applicable requirements of California Building Code Title 24 and CALGreen Code.

The Original Project found that its contribution to cumulative GHG emissions would be reduce and would be considered less than significant, and in order to ensure the Original Project complies with and would not conflict with or impede the implementation of reduction goals, Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A would be implemented.

Although impacts of the Original Project were identified as less than significant with the incorporation of mitigation measures, the Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

However, because the Modified Project's calculated impacts exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, due to a new greenhouse gas model which has been adopted since certification of the Original Project, a significant and unavoidable finding with respect to this criterion is identified.

Level of Significance Before Mitigation: Impact 5.2-2 would be potentially significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are feasible for the Modified Project beyond the applicable mitigation measures from the Original Project.

Level of Significance After Mitigation: Impact 5.2-2 would be significant and unavoidable.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new GHG emissions model.

5.2.6 Cumulative Impacts

Project-related GHG emissions are not confined to an air basin but are dispersed worldwide. Therefore, impacts under Impact 5.2-1 are Project-specific impacts that contribute to global warming, but the Modified Project's contribution to this impact is cumulative. As discussed in Impact 5.2-1 and Impact 5.2-2, the implementation of the Modified Project would exceed the numeric threshold for GHG emissions, despite being consistent with the aforementioned plans and policies. Therefore, Project-related GHG emissions and their contribution to global climate change would be cumulatively considerable.

5.2.7 Level of Significance Before Additional Mitigation

Without mitigation, these impacts would be **potentially significant**:

- Impact 5.2-1 Would the Modified Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Impact 5.2-2 Would the Modified Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

5.2.8 Additional Mitigation Measures for the Modified Project

Impact 5.2-1 and Impact 5.2-2

There are no feasible additional mitigation measures for the Modified Project.

5.2.9 Level of Significance After Additional Mitigation

Impact 5.2-1 and Impact 5.2-2

The Modified Project would exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, therefore, Impacts 5.2-1 and 5.2-2 would be significant and unavoidable.

5.2.10 References

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5.3 HYDROLOGY AND WATER QUALITY

This section of the Draft Supplemental Environmental Impact Report (DSEIR) evaluates the potential impacts of the Modified Project to hydrology and water quality conditions in the City of Wildomar. Hydrology deals with the distribution and circulation of water, both on land and underground. Water quality deals with the quality of surface- and groundwater. Surface water includes lakes, rivers, streams, and creeks; groundwater is under the earth's surface.

- *Project Specific Water Quality Management Plan (WQMP),* Michael Baker International, December 5, 2019
- *Preliminary Technical Drainage Study – Baxter Village Hotel Development*, Michael Baker International, February 21, 2020
- *Site Hydrology and Hydraulics Report for Wildomar Medical Office Building*, VCA Engineers, Inc., March 16, 2020

These studies are included as Appendix D, Appendix E, and Appendix F respectively, to this Draft SEIR.

5.3.1 Environmental Setting

5.3.1.1 REGULATORY BACKGROUND

Federal

Clean Water Act

The federal Water Pollution Control Act (or Clean Water Act [CWA]) is the principal statute governing water quality. It establishes the basic structure for regulating discharges of pollutants into the waters of the United States and gives the EPA authority to implement pollution control programs, such as setting wastewater standards for industry. The statute's goal is to completely end all discharges and to restore, maintain, and preserve the integrity of the nation's waters. The CWA regulates direct and indirect discharge of pollutants; sets water quality standards for all contaminants in surface waters; and makes it unlawful for any person to discharge any pollutant from a point source into navigable waters unless a permit is obtained under its provisions. The CWA mandates permits for wastewater and stormwater discharges; requires states to establish site-specific water quality standards for navigable bodies of water; and regulates other activities that affect water quality, such as dredging and the filling of wetlands. The CWA funds the construction of sewage treatment plants and recognizes the need for planning to address nonpoint sources of pollution. Section 402 of the CWA requires a permit for all point source (a discernible, confined, and discrete conveyance, such as a pipe, ditch, or channel) discharges of any pollutant (except dredge or fill material) into waters of the United States.

National Pollutant Discharge Elimination System

Under the National Pollutant Discharge Elimination System (NPDES) program (under Section 402 of the CWA), all facilities that discharge pollutants from any point source into waters of the United States must have a NPDES permit. The term "pollutant" broadly applies to any type of industrial, municipal, and agricultural waste discharged into water. Point sources can be publicly owned treatment works (POTWs), industrial facilities, and urban runoff. (The NPDES program addresses certain agricultural activities, but the majority are

considered nonpoint sources and are exempt from NPDES regulation.) Direct sources discharge directly to receiving waters, and indirect sources discharge to POTWs, which in turn discharge to receiving waters. Under the national program, NPDES permits are issued only for direct, point-source discharges. The National Pretreatment Program addresses industrial and commercial indirect dischargers. Municipal sources are POTWs that receive primarily domestic sewage from residential and commercial customers. Specific NPDES program areas applicable to municipal sources are the National Pretreatment Program, the Municipal Sewage Sludge Program, Combined Sewer Overflows (CSOs), and the Municipal Storm Water Program. Nonmunicipal sources include industrial and commercial facilities. Specific NPDES program areas applicable to these industrial/commercial sources are: Process Wastewater Discharges, Non-Process Wastewater Discharges, and the Industrial Storm Water Program. NPDES issues two basic permit types: individual and general. Also, the EPA has recently focused on integrating the NPDES program further into watershed planning and permitting.

The NPDES has a variety of measures designed to minimize and reduce pollutant discharges. All counties with storm drain systems that serve a population of 50,000 or more, as well as construction sites one acre or more in size, must file for and obtain an NPDES permit. Another measure for minimizing and reducing pollutant discharges to a publicly owned conveyance or system of conveyances (including roadways, catch basins, curbs, gutters, ditches, man-made channels and storm drains, designed or used for collecting and conveying stormwater) is the EPA's Storm Water Phase II Final Rule. The Phase II Final Rule requires an operator (such as a City) of a regulated small municipal separate storm sewer system (MS4) to develop, implement, and enforce a program (e.g., Best Management Practices [BMPs], ordinances, or other regulatory mechanisms) to reduce pollutants in post-construction runoff to the City's storm drain system from new development and redevelopment projects that result in the land disturbance of greater than or equal to one acre.

Safe Drinking Water Act

The federal Safe Drinking Water Act (SDWA) regulates drinking water quality nationwide and gives the US Environmental Protection Agency (EPA) the authority to set drinking water standards, such as the National Primary Drinking Water regulations (NPDWRs or primary standards). The NPDWRs protect drinking water by limiting the levels of specific contaminants that can adversely affect public health. All public water systems that provide service to 25 or more individuals must meet these standards. Water purveyors must monitor for contaminants on fixed schedules and report to the EPA when a maximum contaminant level (MCL) is exceeded. MCL is the maximum permissible level of a contaminant in water that is delivered to any user of a public water system. Contaminants include organic and inorganic chemicals (e.g., minerals), substances that are known to cause cancer, radionuclides (e.g., uranium and radon), and microbial contaminants (e.g., coliform and E. coli). The MCL list typically changes every three years as the EPA adds new contaminants or revises MCLs. The California Department of Public Health's Division of Drinking Water and Environmental Management is responsible for implementation of the SDWA in California.

Federal Urban Flooding Awareness Act

In recent years, communities have become concerned with localized flooding. In 2015, Congress passed the Urban Flooding Awareness Act of 2015. Under this bill, the National Academy of Sciences will conduct a study on urban flooding. It defines "urban flooding" as the inundation of property in a built environment,

particularly in more densely populated areas, caused by rain falling on increased amounts of impervious surface and overwhelming the capacity of drainage systems. The bill directs the National Academy of Sciences to evaluate the latest research, laws, regulations, policies, best practices, procedures, and institutional knowledge regarding urban flooding. The findings from this assessment will direct future federal policies on identifying, preventing, and mitigating urban flooding.

National Flood Insurance Program

The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 mandate the Federal Emergency Management Agency (FEMA) to evaluate flood hazards. FEMA provides Flood Insurance Rate Maps (FIRMs) for local and regional planners to promote sound land use and floodplain development, identifying potential flood areas based on the current conditions. To delineate a FIRM, FEMA conducts engineering studies referred to as Flood Insurance Studies (FISs). The most recent FIS and FIRM was completed and published for City on Date. Using information gathered in these studies, FEMA engineers and cartographers delineate Special Flood Hazard Areas (SFHAs) on FIRMs.

The Flood Disaster Protection Act (FDPA) requires owners of all structures in identified SFHAs to purchase and maintain flood insurance as a condition of receiving federal or federally related financial assistance, such as mortgage loans from federally insured lending institutions. Community members within designated areas are able to participate in the National Flood Insurance Program (NFIP) afforded by FEMA. The NFIP is required to offer federally subsidized flood insurance to property owners in those communities that adopt and enforce floodplain management ordinances that meet minimum criteria established by FEMA. The National Flood Insurance Reform Act of 1994 further strengthened the NFIP by providing a grant program for state and community flood mitigation projects. The act also established the Community Rating System (CRS), a system for crediting communities that implement measures to protect the natural and beneficial functions of their floodplains, as well as managing erosion hazards.

State

Porter-Cologne Water Quality Act

The Porter-Cologne Water Quality Act (Water Code sections 13000 et seq.) is the basic water quality control law for California. Under this Act, the State Water Resources Control Board (SWRCB) has ultimate control over state water rights and water quality policy. In California, the EPA has delegated authority to issue NPDES permits to the SWRCB.

Storm Water Pollution Prevention Plans

Pursuant to the CWA, in 2001, the SWRCB issued a statewide general NPDES Permit for storm water discharges from construction sites (NPDES No. CAS000002). Under this Statewide General Construction Activity permit, discharges of storm water from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for storm water discharges or to be covered by the General Permit. Coverage by the General Permit is accomplished by completing and filing a Notice of Intent with the SWRCB and developing and implementing a Storm Water Pollution Prevention Plan (SWPPP). Each applicant under the General Construction Activity Permit must ensure that a SWPPP is prepared prior to grading and is implemented during construction. The SWPPP must list BMPs implemented on the construction site to protect storm water runoff, and must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a monitoring plan if the site discharges directly to a water body listed on the state's 303(d) list of impaired waters.

Regional

San Diego Regional Water Quality Control Board

The state is divided into nine regions related to water quality and quantity characteristics. The SWRCB, through its nine Regional Water Quality Control Boards (RWQCBs) carries out the regulation, protection, and administration of water quality in each region. The project site is under the jurisdiction of the San Diego RWQCB.

County of Riverside MS4 Permit

The City is a co-permittee under the NPDES MS4 Permit No. CAS 0108766 (Order RA-2010-0016), adopted in 2010. The County of Riverside is the principal permittee. The NPDES MS4 permit is intended to regulate the discharge of urban runoff the MS4 within the Santa Margarita Region. Under the NPDES MS4 permit, the City is responsible for the management of storm drain systems within its jurisdiction. Cities are required to implement management programs, monitoring programs, implementation plans, and all applicable Best Management Practices (BMPs) outlined in the Riverside County Water Quality Management Plan (WQMP), which covers the Santa Ana and Santa Margarita Watersheds.

San Diego Basin Plan

Each RWQCB is required to adopt a Water Quality Control Plan or Basin Plan that recognizes and reflects the regional differences in existing water quality, the beneficial uses of the region's ground and surface water, and local water quality conditions and problems. The project site is located in the San Diego Basin, Region 9. The Water Quality Control Plan for the San Diego Basin (Region 9) was adopted in 1994. This Basin Plan gives direction on the beneficial uses of the state waters within Region 9, describes the water quality that must be maintained to support such uses, and provides programs, projects, and other actions necessary to achieve the standards established in the Basin Plan.

Santa Margarita Watershed Water Quality Improvement Plan

Agencies involved in the development of the Santa Margarita Water Quality Improvement Plan (WQIP) include the California Department of Transportation, the County of Riverside, the Riverside County Flood Control and Water Conservation District, the County of San Diego, and Cities in Riverside County, including the City of Wildomar. The WQIP is a requirement of updated stormwater regulations adopted by the Regional Water Quality Control Board according to Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100. The ultimate goal of the WQIP is to protect, preserve, enhance, and restore water quality of receiving water bodies. These improvements in water quality will be accomplished through an adaptive planning and management process that identifies the highest priority water quality within the watershed and implements strategies to address them.

Local

City of Wildomar Municipal Code, Section 13.12.060 Reduction of Pollutants in Stormwater

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

5.3.1.2 EXISTING CONDITIONS

Existing Site Improvements

The site history was determined based on review of aerial photographs and obtained at the Riverside County Flood Control and Water Conservation District and geotechnical research at the County and local level. Based on the aerial photographs from soils report, an olive grove occupied the western half of the site between 1962 and 1974 (VCA 2020). A former residence was observed in the 1983 and later aerial photos. The existing raised house and tower were transported to and now stored on the site. The remainder of the site appears to have been unimproved. Partial plowing of the site and dirt trails were observed on the aerial photos since 1974. Currently, the land is vacant with no existing structures (Michael Baker 2020).

Existing Drainage Pattern

The property is relatively flat to rolling hills with elevations ranging from approximately 1,324 to 1,372 feet above mean sea level (amsl). Most of the site is covered with medium dense weeds and scattered trees. Drainage appears to be directed towards the southeast end of the property (VCA 2020). Runoff from the site disperses over the open area (Michael Baker 2020).

5.3.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

HYD-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

HYD-2 Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

HYD-3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in a substantial erosion or siltation on- or off-site.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows.

HYD-4 In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

HYD-5 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

5.3.3 The 2016 Approved Project (Original Project)

The 2016 EIR indicated that the difference between the pre-Project and post-Project rates was used to design five sand filter basins and two subsurface basins, and that the increase in volume would be stored in these basins and subsurface systems, resulting in a less than significant impact. Additionally, the implementation of BMPs would further reduce impacts related to drainage volumes or storm water retention capacity of the project site. Moreover, the project site, and the City, are not identified as being located within an inundation area, and therefore, the Original Project would did not result in a significant impact related to exposing people or structures to the risk of loss, injury, or death involving flooding as a result of a nearby dam.

Additionally, according to the 2016 EIR, the project site was not at risk of inundation by a tsunami or seiche, and as the site is flat, impacts as a result of rockfalls, mudslides, and landslides would be less than significant. The Original Project's residential component would result in a water demand of approximately 161,944 gallons per day. Elsinore Valley Municipal Water District's (EVMWD) assessment of groundwater usage in its Urban Water Management Plan (UWMP) took into account planned growth in its service area, and although the Original Project required a General Plan Amendment and zone change, the proposed development of the

Original Project was similar or less than the intensity of the land uses under the existing General Plan and zoning. Therefore, any increase in groundwater use from the Original Project would have been accounted for in the UWMP and the Original Project would not have substantially depleted groundwater supplies.

The project site is not located in a 100-year floodplain, and therefore, impacts are less than significant. The 2016 EIR found that the construction phase of the Original Project could have potentially resulted in erosion and sedimentation. The short-term water pollutant discharges from within the site would have been reduced to less than significant through compliance with the required NPDES permits as well as BMPs and the SWPPP. The operational phase of the Original Project would have resulted in pollutants that could be discharged into waterways, however, the Original Project's Water Quality Management Plan (WQMP) identified BMPs to minimize the Original Project's effects on hydrology, urban runoff flow rates, and pollutant loads.

5.3.4 Applicable Mitigation Measures from the 2016 EIR (Original Project)

All impacts were less than significant; no mitigation measures were proposed in the 2016 EIR.

5.3.5 Environmental Impacts of the Modified Project

Impact 5.3-1: Would the Modified Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? [Threshold HYD-1]

Urban runoff from storms or nuisance flows (runoff during dry periods) from development projects can carry pollutants to receiving waters. Runoff can contain pollutants such as oil, fertilizers, pesticides, trash, soil, and animal waste. This runoff can flow directly into local streams or lakes or into storm drains and continue through pipes until it is released untreated into a local waterway and eventually the ocean. Untreated stormwater runoff degrades water quality in surface waters and groundwater and can affect drinking water, human health, and plant and animal habitats.

Construction Activities

Clearing, grading, excavation, and construction activities associated with the Modified Project may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particulates in local drainages. Grading activities lead to exposed areas of loose soil and sediment stockpiles that are susceptible to uncontrolled sheet flow. Although erosion occurs naturally in the environment, primarily from weathering by water and wind action, improperly managed construction activities can lead to substantially accelerated rates of erosion that are considered detrimental to the environment.

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

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

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

Operational Phase

The primary constituents of concern during the Project operational phase would be solids, oils, and greases from parking areas that could be carried off-site. Walkways, parking, ramps, and other surfaces would be sloped away from buildings, and planes would be sloped for drainage, typically between 1 percent and 1.8 percent with 1.5 percent considered optimum (VCA 2020). Entrance walkways and ramps would not be designed to maximum allowable slope requirements, to minimized potential non-compliant as-built conditions. If the space allows, slopes would be reduced as much as possible, or grading would be designed to avoid the need for ramps. Door landings and similar area would be graded between 0.5 percent to 1.8 percent maximum slopes. Asphalt paving flow lines would be 1 percent minimum to accommodate construction tolerances. If less, concrete gutters would be used with a flow line minimum slope of 0.5 percent to accommodate construction tolerances.

Sheet flow would be directed from paved areas onto planted areas, roof downspouts would be hard connected to the underground storm drain network, and flow lines, which would be located to avoid tree wells and other objects that might obstruct drainage flow and cause ponding, would be located to avoid concentration on pedestrian walkways. Some of the site's tributary areas directly enter the site's storm drain system via drainage inlets. Other tributary areas sheet flow into planter areas with sub-drains which connect to the main onsite system. All downspouts of the new MOB would be hard-piped to the proposed storm drain systems (VCA 2020). All runoff that enters the site storm drain system would go through one or more BMP. These BMPs include continuous deflective separation (CDS) units, filters installed in catch basins and planters.

Stormwater would be conveyed using an underground pipe network which collects surface stormwater through catch basins. Stormwater from the building roods would be connected directly via hard pipe into the storm drain system. Most stormwater would enter a Continuous Deflective System (CDS) unit, which captures pollutants such as debris, sediment, and oil. Stormwater would then enter a detention basin, designed to capture the designed volume. The detention basin would be sized based on the requirements of hydromodification utilizing the Santa Margarita Region Hydrology Model Program.

Moreover, stormwater quality concerns would be addressed through application of Low Impact Development (LID) principles of biofiltration through the bottom of the basin into the underlying soil. Flows exceeding the design volume must discharge to a downstream conveyance system. Trash and sediment will accumulate within the forebay as stormwater passes into the basin. Biofiltration is highly effective in removing all targeted pollutants and sediments from stormwater runoff, and have been shown to reduce concentrations of total suspended solids and heavy metals in stormwater (Environmental Science 2020).

All catch basins would have a debris catch with sediment filter bag. These filters direct the stormwater runoff to filtration media which would capture solid waste particles and other pollutants from entering the storm drain network. The CDS units would be placed near the end of the site stormwater network so that the stormwater runoff from the project site goes through the CDS. The CDS 1 has a treatment capacity of 0.51 CFS and a maximum hydraulic internal bypass of 13.17 CFS and CDS 2 has a treatment capacity of 0.36 CFS and a maximum hydraulic internal bypass of 11.94 CFS. Additionally, the site is not conducive for infiltration, in some cases having an infiltration rate of 0.08 in/hr. The groundwater table was observed to be within 10 feet to 29 feet below ground surface based on the variations of surface topography (VCA 2020). Based on LID guidelines and the City of Wildomar WQMP requirements, this makes infiltration or partial infiltration infeasible. The detention basin would act as biofiltration, treating the volume required based on proposed site conditions.

The Project-specific WQMP provides further details on the LIDs and BMPs proposed for the Project, such as designing walkways and parking lots to minimum widths and using drought tolerant vegetation (Michael Baker 2019).

The Original Project stated that compliance with the required NPDES permits, BMPs, federal and state standards, and SWPPP would ensure construction impacts are less than significant. Similarly, the Original Project would ensure operational impacts are less than significant through the implementation of BMPs and the NPDES permit. With the implementation of federal, state, and local regulations, runoff from both the construction and operational phases of the Modified Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

Level of Significance Before Mitigation: Impact 5.3-1 would be less than significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

Level of Significance After Mitigation: Impact 5.3-1 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Impact 5.3-2:	Would the Modified Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin? [Threshold HYD-2]

According to the WQMP, field work included excavating five deep geotechnical borings and 14 percolation borings; groundwater was encountered at an elevation of 1,339 and 1,334 feet above mean sea level (Michael Baker 2019). The Hydrology Report state that groundwater depths observed from 10 to 29 feet below ground surface (VCA 2020).

The project site, which is located in the Santa Margarita, is adjudicated (DWR 2020). The Elsinore Basin Groundwater Management Plan (GWMP) summarizes inflows to the Elsinore Basin that include infiltration of local precipitation, runoff from the surrounding watershed, infiltration from the San Jacinto River prior to reaching Lake Elsinore, and return flows from either irrigation or domestic use. Since the adoption of the 2005 GWMP, EVMWD has limited pumping (approximately 5,550 acre-ft/yr) to be consistent with the safe yield of the Elsinore Basin (EVMWD 2016). Groundwater pumping to meet water demands accounts for essentially the entire outflow from the basin. Active groundwater management and conjunctive use programs have been implemented by EVMWD to balance the Elsinore Basin inflows and outflows (EVMWD 2016).

As shown in the Department of Water Resources Bulletin 118, the Elsinore Basin, which is the major source of potable groundwater supply for EVMWD, has not been identified to be in a state of overdraft (EVMWD 2016). Additionally, the filtration BMPs in the WMQP such as including landscaping to promote surface infiltration would treat and discharge stormwater into storm drain facilities which would be conveyed to channels within the Elsinore Basin. As stormwater quality would be assured through LID Project features, and all stormwater would remain within the Elsinore Basin and available for groundwater recharge, the Modified Project would not significantly affect groundwater recharge or the availability of groundwater and impacts would be less than significant.

The Original Project incorporated BMPs which ensured that impacts to groundwater were less than significant. Similarly, the Modified Project would also incorporate BMPs to ensure impacts to groundwater recharge or the availability of groundwater are reduced to less than significant. The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

Level of Significance Before Mitigation: Impact 5.3-2 would be less than significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

Level of Significance After Mitigation: Impact 5.3-2 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Impact 5.3-3: Would the Modified Project 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 result in a 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? [Threshold HYD-3 (i), (ii), (iii), (iv)]

Development of the Modified Project would result in a decrease in impervious surfaces contemplated in the Original Project. The Original Project assumed 90 percent coverage of the commercial land. Table 5.3-1, *Existing, Original Project Site, and Modified Project Site Pervious and Impervious Areas,* shows that the Modified Project would result in an average of 65.33 percent lot coverage.

Table 5.3-1 Existing, Original Project Site, and Modified Project Site Pervious and Impervious Areas

Site Condition	Pervious Area (Acres)*	Impervious Area (Acres)	Percent Pervious	Percent Impervious
Existing	11.09	0.00	100.00	0.00
Original Project (Commercial Land Cover)	11.09	9.98	10.00	90.00
Modified Project – Hotel	2.40	1.68	30.03	69.96
Modified Project - MOB	8.69	5.28	39.28	60.72
Total Modified Project	11.09	6.96	34.67	65.33

Source: VCA 2020, Appendix I-1 of the 2016 DEIR, Development Plans (Appendix A-1 and Appendix A-2)
*Includes Adjacent Roadway Area

The post-construction site hydrology would mimic the pre-development hydrology, thereby reducing the downstream erosion that may occur due to increased runoff from pervious surfaces, and pollutants in runoff from the site would be significantly reduced (VCA 2020).

Like the Original Project the Modified Project is subject to NPDES requirements and the countywide MS4 permit. Additionally, the Modified Project applicant must submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during construction. Furthermore, the Project applicant is required to prepare and submit a detailed erosion control plan for the City approval prior to obtaining a grading permit. Implementation of this plan would address any erosion issues associated with proposed grading and site preparation. The Modified Project would result in opportunities for landscaped areas which are integrated into

the stormwater collection and treatment system. The landscape areas will be used to treat stormwater runoff with a proposed biofiltration basin before connecting to a proposed storm drain system. The Modified Project would also include filters which would be installed in catch basins and planters.

Furthermore, the WQMP for the Modified Project includes BMPs to prevent erosion during construction and post-construction. The Modified Project would not result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

The project site is designated by the Federal Emergency Management Agency (FEMA) as being Zone X, indicating minimal risk of flooding (FEMA 2008). Although the Modified Project would increase impervious surfaces, the project site is not located within an area of flood risk, and the proposed basin would reduce impacts from on- or off-site flooding. Therefore, impacts would be less than significant.

The Original Project's increase in volume, from pre-Project to post-Project, would be stored in the proposed sand filter basins and subsurface systems which would ensure that post-Project flows would be reduced to less than pre-Project levels and would also trap pollutants. Additionally, the Original Project would implement BMPs which would reduce impacts to less than significant. The Original Project found that the project site is located outside a 100-year floodplain, and therefore, would not impede or redirect flows. The Modified Project would also incorporate BMPs; the project site is located outside an area of flood risk.

The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

Level of Significance Before Mitigation: Impact 5.3-3 would be less than significant

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

Level of Significance After Mitigation: Impact 5.3-3 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Impact 5.3-4:	Would the Modified Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation? [Threshold HYD-4]

As indicated above, the project site is not within a flood hazard zone. The project site is not in an area subject to seiches, mudflows, or tsunamis due to the absence of any nearby bodies of water and mud/debris channels. Additionally, the County of Riverside identifies dam inundation hazard areas throughout the County. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The County's dam inundation zones are identified in

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

The Original Project determined that the project site is not at risk for inundation by a tsunami as it is located at least 25 miles from the Pacific Ocean, nor from a seiche during a seismic event as it is approximately 4 miles from Lake Elsinore and 15.5 miles from Lake Perris. The Original Project stated that there are no steep slopes onsite, and Sedeco Hills, located approximately 1,200 feet from the site would not impact the site due to the separation distance and intervening barriers such as I-15 freeway. Therefore, impacts associated with landslides, rockfalls, or mudslides would result in no significant impact. Similarly, the Modified Project would not be exposed to seiches, tsunamis, floods, or mudflows and impacts would be less than significant. The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

Level of Significance Before Mitigation: Impact 5.3-4 would be less than significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

Level of Significance After Mitigation: Impact 5.3-4 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Impact 5.3-5: Would the Modified Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? [Threshold HYD-5]

As indicated in Impact 5.3-1, the Modified Project would implement BMPs to ensure that the Modified Project has a less than significant impact on surface and ground water quality. These measures also ensure that the Modified Project does not obstruct or conflict with the implementation of the San Diego Basin Plan or the Santa Margarita Water Quality Improvement Plan. Additionally, the Modified Project would not conflict with the EVMWD UWMP. The Modified Project would comply with water quality requirements set forth in the Statewide General Construction Permit, the NPDES, and the City of Wildomar Municipal Code Section 13.12 (Stormwater/Urban Runoff Management and Discharge Controls Ordinance). Additionally, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin. Therefore, the Modified Project would not impede sustainable groundwater management of the basin and impacts would be less than significant.

The Original Project would comply with federal, state, and local regulations, through the implementation of BMPs, the NPDES permits, and SWPPP, and would therefore result in less than significant impacts. Similarly, the Modified Project would comply with the NPDES permit as well as federal, state, and local regulations, and

impacts would be less than significant. The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

Level of Significance Before Mitigation: Impact 5.3-5 would be less than significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

Level of Significance After Mitigation: Impact 5.3-5 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

5.3.6 Cumulative Impacts

Construction and operation of the Modified Project, in conjunction with related projects in the EVMWD could result in increased flows that would eventually discharge into waterways. Other projects would comply with their respective SWPPP and regulations for water quality standards established by the UWMP and the City. Although the area around the project site is built out, new projects in the area, both individually and cumulatively, could potentially increase the volume of stormwater runoff and contribute to pollutant loading in the storm drain system with eventual discharge to waterways. However, as with the Modified Project, future projects in the City would be required to comply with drainage and grading regulations and ordinances, such as with water quality requirements set forth in the Statewide General Construction Permit, the NPDES, and the City of Wildomar Municipal Code Section 13.12 (Stormwater/Urban Runoff Management and Discharge Controls Ordinance). New projects would also be required to comply with the City's standard conditions of approval, regulations, ordinances regarding water quality, and NPDES permitting requirements. In consideration of preceding factors, cumulative water impacts would be rendered less than cumulatively considerable.

5.3.7 Level of Significance Before Additional Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.3-1 through 5.3-5.

5.3.8 Additional Mitigation Measures for the Modified Project

All impacts are less than significant; no additional mitigation measures are proposed.

5.3.9 Level of Significance After Additional Mitigation

All impacts are less than significant.

5.3.10 References

Department of Water Resources (DWR). 2020. Adjudicated Basin Annual Reporting. https://sgma.water.ca.gov/webgis/index.jsp?appid=adjbasin

Elsinore Valley Municipal Water District (EVMWD). 2016. 2015 Urban Water Management Plan. http://www.evmwd.com/civicax/filebank/blobdload.aspx?blobid=31890

Environmental Science: Water Research and Technology (Environmental Science). 2020, April 13. https://pubs.rsc.org/en/content/articlelanding/2020/ew/d0ew00027b#cit36

Federal Emergency Management Agency (FEMA). 2008. Flood Map Number 06065C2682G. https://msc.fema.gov/portal/search?AddressQuery=baxter%20road%2C%20wildomar#searchresultsanchor

Wildomar, City of. County of Riverside General Plan. 2003. http://www.cityofwildomar.org/UserFiles/Servers/Server_9894739/File/Government/Departments/Planning/General%20Plan.pdf

US Environmental Protection Agency (USEPA). 2012, September 26. Water Permitting 101. http://www.epa.gov/npdes/pubs/101pape.pdf.

5.4 TRANSPORTATION

This section of the draft supplemental environmental impact report (DSEIR) evaluates the potential for implementation of the Modified Project to result in transportation and traffic impacts in the City of Wildomar. The analysis in this section is based in part on the following technical report(s):

- *Baxter Village Traffic Impact Analysis*, Urban Crossroads, February 6, 2020 (Urban Crossroads 2020a)
- *Baxter Village Vehicle Miles Traveled (VMT) Assessment*, Urban Crossroads, March 6, 2020 (Urban Crossroads 2020b)
- *Delay Tables,* Urban Crossroads, May 22, 2020 (Urban Crossroads 2020c) [1]

These studies are included as Appendices G, H, and I, respectively, to this Draft SEIR.

5.4.1 Environmental Setting

5.4.1.1 REGULATORY BACKGROUND

State Regulations

Senate Bill 743

On September 27, 2013, SB 743 was signed into law, starting a process that fundamentally changed transportation impact analysis as part of CEQA compliance. SB 743 generally eliminates auto delay, LOS, and other similar measures vehicular capacity or traffic congestion as the sole basis for determining significant impacts under CEQA. Pursuant to the CEQA Guidelines, the new criteria "shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" (Public Resources Code Section 21099(b)(1)).

Pursuant to SB 743, the Natural Resources Agency adopted revisions to the CEQA Guidelines to implement SB 743 on December 28, 2018. The revised CEQA Guidelines establish new criteria for determining the significance of transportation impacts. Under the new Guidelines, VMT-related metric(s) that evaluate the significance of transportation-related impacts under CEQA for land use are required beginning on July 1, 2020. The legislation does not preclude the application of local general plan policies, zoning codes, conditions of approval, or any other planning requirements that require evaluation of LOS, but these metrics may no longer constitute the sole basis for determining transportation impacts under the CEQA.

Regional Regulations

2016 Regional Transportation Plan/Sustainable Community Strategy

The Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted in April 2016. The RTP/SCS outlines a development pattern for the region which, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas (GHG) emissions from transportation

[1] This Appendix replaces Tables 5-1, 6-1, and 7-1 in Appendix A.

(excluding good movement). The RTP/SCS is meant to provide growth strategies that would achieve the regional GHG emissions reduction targets identified by the California Air Resources Board. However, the RTP/SCS does not require that local general plans, specific plans, or zoning be consistent with the RTP/SCS; instead, it provides incentives to governments and developers for consistency.

California Department of Transportation

Interstate 15 (I-15) provides regional access to Wildomar. The freeway mainline and intersections within the City of Wildomar associated with on- and off-ramps are under Caltrans jurisdiction. Caltrans approves the planning, design, and construction of improvements for all state-controlled facilities such as I-15. Caltrans uses the Highway Capacity Manual 6 (HCM 6) methodology to evaluate facilities. Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D on State highway facilities. Note that the change from LOS to vehicle miles travelled; it does not require that LOS D be maintained.

For the freeway mainline, merge and diverge segment analysis is based on peak hour HCM 6 density analysis for freeway-to-arterial interchanges. According to HCM 6 methodology, the ramp merge and diverge segments focus on an influential area of 1,500 feet, including the acceleration or deceleration lane(s) and adjacent freeway ramps. The LOS for freeway merge and diverge segments is determined by traffic density based on criteria outlined in the HCM 6.

Riverside County Transportation Commission Congestion Management Program

The Riverside County Transportation Commission (RCTC) Congestion Management Program (CMP) is updated every two years in accordance with Proposition 11. The CMP was established was in the State of California to more directly link land use, transportation, and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality. There are no facilities within the study area that are part of the CMP.

Local Regulations

City of Wildomar General Plan

The intent of the goals and policies in the General Plan Circulation Element is to establish a comprehensive multi-modal transportation system that is safe, achievable, efficient, environmentally and financially sound, accessible, and coordinated with Land Use Element.

City of Wildomar Municipal Code

Title 10, Vehicles and Traffic, of the City of Wildomar Municipal Code includes regulations and standards governing parking, transportation demand management program, as well as miscellaneous traffic regulations.

Any modifications to the roadway networks, which includes driveways, curbs, and sidewalks, would be subject to approval by the City of Wildomar, and any construction work within the right-of-way of any public roadway would require the issuance of a permit by the City of Wildomar.

Impact Fees

The City participates in the Transportation Uniform Mitigation Fee (TUMF), administered by the Western Riverside Council of Governments (WRCOG). Chapter 3.40 of the Wildomar Municipal Code requires payment of TUMF to WRCOG prior to issuance of a certificate of occupancy or final inspection. The City requires written verification of payment of TUMF to WRCOG.

The City has adopted a Development Impact Fee (DIF) that offset development impacts to traffic and parks. Chapter 3.44 requires payment of the DIF prior to issuance of a certificate of occupancy.

5.4.1.2 EXISTING CONDITIONS

Traffic Study Area

Intersections

The same eight study intersections evaluated in the 2016 EIR for the Original Project were evaluated for the Modified Project. Table 5.4-1, *Intersection Analysis Locations,* identifies the intersection's jurisdiction.

Table 5.4-1 Intersection Analysis Locations

	Key Intersection	Applicable Jurisdiction	
		City of Wildomar	Caltrans
1	Palomar St. & Central St.	Yes	
2	Driveway 1 & Baxter Rd. – Future Intersection	Yes	
3	Central St. & Baxter Rd.	Yes	
4	Driveway 2 & Baxter Rd. – Future Intersection	Yes	
5	I-15 Southbound Ramps & Baxter Rd.	Yes	Yes
6	I-15 Northbound Ramps & Baxter Rd.	Yes	Yes
7	Monte Vista Dr. & Bundy Canyon Rd.	Yes	
8	Monte Vista Dr. & Baxter Rd.	Yes	

Source: Urban Crossroads 2020a

The study area includes intersections where the Modified Project is anticipated to contribute 50 or more peak hour trips. The "50 peak hour trip" criterion utilized by the City of Wildomar is consistent with the methodology employed by the County of Riverside, and represents a minimum number of trips at which a typical intersection would have the potential to be substantively impacted by a given development proposal. Although each intersection may have unique operating characteristics, this traffic engineering "rule of thumb" is a widely used tool for estimating a potential area of impact.

Although there are more than 50 peak hour trips that are anticipated north and south of Central Street on Palomar Street, the proposed medical office use is anticipated to interact with existing residential uses along Palomar Street such that there would be fewer than 50 peak hour trips at Gruwell Street (Orange Street) and Clinton Keith Road. Gruwell Street is the first General Plan roadway to the north on Palomar Street and Clinton

Keith Road is the first General Plan roadway to the south along Palomar Street. For this reason, additional study area intersections have not been evaluated for the purposes of this TIA.

There are no intersections within the study area that are in a congestion management program (CMP).

Freeway Mainline and Ramp Junction Analysis

Study area freeway mainline analysis locations were selected based on Caltrans traffic study guidelines, which may require the analysis of State highway facilities. Consistent with recent Caltrans guidance, and because deficiencies to freeway segments tend to dissipate with distance from the point of State Highway System (SHS) entry, quantitative study of freeway segments beyond those immediately adjacent to the point of entry typically is not required. As such, this study evaluates the following freeway segments adjacent to the point of entry to the SHS, where the Modified Project is anticipated to contribute 50 or more one-way peak hour trips:

1. I-15 Freeway Southbound, North of Baxter Rd.
2. I-15 Freeway Southbound, Off-Ramp at Baxter Rd.
3. I-15 Freeway Southbound, On-Ramp at Baxter Rd.
4. I-15 Freeway Southbound, South of Baxter Rd.
5. I-15 Freeway Northbound, North of Baxter Rd.
6. I-15 Freeway Northbound, Off-Ramp at Baxter Rd.
7. I-15 Freeway Northbound, On-Ramp at Baxter Rd.
8. I-15 Freeway Northbound, South of Baxter Rd.

Existing Traffic Level of Service

Passage of SB 743 in 2013 amended the Public Resource Code to eliminate LOS as a threshold for determining environmental significance and directed the California Office of Planning and Research to recommend a new metric. (PRC § 21099(b)(1)) The new metric is Vehicle Miles Travelled (VMT). The City of Wildomar adopted VMT thresholds on June 10, 2020. The LOS discussion and analysis for the Modified Project is included for continuity with the 2016 EIR, and for General Plan consistency.

All existing intersections currently operate at a LOS A through D except intersection #5, I-15 Southbound Ramps and Baxter Road, which operates at LOS F during AM peak hour and LOS E during PM peak hour. Table 5.4-2, *Intersection Analysis for Existing (2019) Conditions,* summarizes the LOS for each intersection during AM and PM peak hours. Intersections #5, #6, #7, and #8 all meet the warrant for installation of traffic signals.

Table 5.4-2 Intersection Analysis Existing (2019) Conditions

	Key Intersection	Traffic Control	Signal Warrant Met?	Level of Service (LOS)	
				AM	PM
1	Palomar St. & Central St.	Traffic Signal	Exists	C	C
2	Driveway 1 & Baxter Rd.	-	N/A	-	-
3	Central St. & Baxter Rd.	Cross Street Stop	No	C	C
4	Driveway 2 & Baxter Rd.	-	No	-	-
5	I-15 SB Ramps & Baxter Rd.	All-way Stop	Yes	F	E
6	I-15 NB Ramps & Baxter Rd.	All-way Stop	Yes	C	C
7	Monte Vista Dr. & Bundy Canyon Rd.	Cross Street Stop	Yes	C	C
8	Monte Vista Dr. & Baxter Rd.	Cross Street Stop	Yes	C	B

Source: Urban Crossroads 2020a
BOLD = Operates below the General Plan standard of service.

Existing (2019) Off-Ramp Queuing Analysis

A queuing analysis was performed for the off-ramps at the I-15 Freeway and Baxter Road interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially "spill back" onto the I-15 Freeway mainline. Queuing analysis findings are presented in Table 5.4-3, *Peak Hour Freeway Off-Ramp Queuing Summary for Existing (2019) Conditions*. As shown in Table 5.4-3, there are no movements that are currently experiencing queuing issues during the weekday AM or PM peak 95th percentile traffic flows.

Table 5.4-3 Peak Hour Freeway Off-Ramp Queuing Summary Existing (2019) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	95th Percentile Queue (Feet)		Acceptable?[1]	
			AM Peak Hour	PM Peak Hour	AM	PM
I-15 SB Ramps & Baxter Rd.	SBL/T/R	1,300	128	60	Yes	Yes
I-15 NB Ramps 7 Baxter Rd.	NBL/T/R	1,650	93	188	Yes	Yes

Source: Urban Crossroads 2020a
[1] Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

Existing (2019) Freeway Facility Analysis

As shown in Table 5.4-4, *Freeway Analysis for Existing (2019) Conditions*, the study freeway segments and merge/diverge ramp junctions analyzed for this study are currently operating at an acceptable LOS (i.e., LOS D or better) during the peak hours for Existing (2019) traffic conditions.

Table 5.4-4 Freeway Facility Analysis for Existing (2019) Conditions

Ramp or Segment	Lanes on Freeway[1]	AM Peak Hour		PM Peak Hour	
		Density[2]	LOS[3]	Density[2]	LOS[3]
I-15 SB, North of Baxter Rd.	3	22.4	C	22.5	C
I-15 SB, Off-Ramp at Baxter Rd.	3	25.8	C	25.8	C
I-15 SB, On-Ramp at Baxter Rd.	3	24.2	C	23.8	C
I-15 SB, South of Baxter Rd.	3	24.0	C	23.7	C
I-15 NB, North of Baxter Rd.	3	20.5	C	29.8	D
I-15 NB, On-Ramp at Baxter Rd.	3	21.6	C	27.8	C
I-15 NB, Off-Ramp at Baxter Rd.	3	23.0	C	31.6	D
I-15 NB, South of Baxter Rd.	3	20.1	C	32.8	D

Source: Urban Crossroads 2020a

[1] Number of lanes are in the specified direction and is based on existing conditions.

[2] Density is measured by passenger cars per mile per lane (pc/mi/ln).

[3] LOS = Level of Service

5.4.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

T-1 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

T-2 Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). [Vehicle Miles Travelled]

T-3 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

T-4 Result in inadequate emergency access.

Intersection Capacity Analysis

For signalized intersections LOS is directly related to the average control delay per vehicle and is correlated to a LOS designation as described in Table 5.4-5, *Signalized Intersection LOS Thresholds.*

Table 5.4-5 Signalized Intersection LOS Thresholds

Description	Average Control Delay (seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A	F
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B	F

Table 5.4-5 Signalized Intersection LOS Thresholds

Description	Average Control Delay (seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C	F
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D	F
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E	F
Operations with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	80.01 and up	F	F

Source: Urban Crossroads 2020a.

Unsignalized Intersections

The City of Wildomar and Caltrans require the operations of unsignalized intersections be evaluated using the methodology described in the HCM (6th Edition). The LOS rating is based on the weighted average control delay expressed in seconds per vehicle, as shown in Table 5.4-6, *Unsignalized Intersection LOS Thresholds.*

Table 5.4-6 Unsignalized Intersection LOS Thresholds

Description	Average Control Delay per Vehicle (seconds)	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Little or no delays	0 to 10.00	A	F
Short traffic delays	10.01 to 15.00	B	F
Average traffic delays	15.01 to 25.00	C	F
Long traffic delays	25.01 to 35.00	D	F
Very long traffic delays	35.01 to 50.00	E	F
Extreme traffic delays with intersection capacity exceeded	> 50.00	F	F

Source: Urban Crossroads 2020a.

At two-way or side-street stop-controlled intersections, LOS is calculated for each controlled movement and for the left turn movement from the major street, as well as for the intersection as a whole. For approaches composed of a single lane, the delay is computed as the average of all movements in that lane.

City of Wildomar Threshold of Significance

To determine whether the addition of project-related traffic at a study intersection would result in a significant project-related impact, the following thresholds of significance would be used:

- A significant project-related impact occurs at a study intersection if the addition of project-generated trips reduced the peak hour level of service of the study area intersection to change from acceptable "pre-project" operation (LOS A-D) to deficient operation (LOS E or F);

- A significant project-related impact occurs at a study intersection if the addition of project-generated trips changes the pre-project delay by more than 5.0 seconds.

VMT Threshold

On June 10, 2020, the City of Wildomar adopted a VMT threshold of three percent below Citywide average VMT as calculated by WRCOG. The Citywide Average is 32.87 VMT. Therefore, any project that generates 31.88 VMT or more, would be considered to have a significant impact.

5.4.3 Applicable Mitigation Measures from the 2016 EIR (Original Project)

The following mitigation measures were adopted with the 2016 EIR (Original Project):

- **Mitigation Measure 4.16.6.1A:** Central Street/Baxter Road intersection: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour trips at this intersection:
    - Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road.
    - Northbound approach: N/A
    - Southbound approach: one-left turn lane, one right-turn lane.
    - Eastbound approach: one left-turn lane, one through lane.
    - Westbound approach: one through lane, one right-turn lane.

  Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM outbound trips, or the intersection improvements shall be required prior to occupancy.

- **Mitigation Measure 4.16.6.1B:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection. Construction of the signal shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses.

- **Mitigation Measure 4.16.6.1C:** Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.

- **Mitigation Measure 4.16.6.2A:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to

construction of more than 22 single-family dwelling units (or 30 apartments), or the construction of more than 10,000 square feet of commercial retail uses.

5.4.4 The 2016 Approved Project (Original Project)

As indicated in the 2016 Certified EIR, the Original Project would provide primary access from Baxter Road, and an additional driveway that would provide direct access to the commercial retail portion of the site would be along Baxter Road, and a third driveway would be provided along White Street and would provide access to the single-family homes. The Original Project did not include any sharp curve or dangerous intersections in its design. As the Original Project would have to have its final design of all roadways and intersections reviewed by the City and licensed professional civil engineer, impacts were less than significant.

Additionally, the Original Project would have been designed, constructed, and maintained to provide required emergency/evacuation access. The Original Project would not have caused significant impacts at study area intersections that would impede emergency vehicles; all access requirements would be installed by the developer prior to occupancy.

The Original Project would have provided alternative transportation design features that satisfy adopted policies supporting alternative transportation. Sidewalk improvements were planned along White Street, Baxter Road, and Central Avenue to facilitate pedestrian access and the Original Project would also provide bicycle parking facilities. The Original Project complied with the requirements for bicycle parking facilities in Municipal Code as well as the CALGreen Building Code requirements by reserving spaces for carpools, electric vehicles, and hybrid vehicles.

As stated in the 2016 Certified EIR, the addition of the Original Project's traffic would cause the level of service to fall from acceptable to unacceptable levels at intersection 3, Central Street/Baxter Road, during both the AM and PM peak hour and at intersection 5, I-15 Southbound Ramps/Baxter Road, during the PM peak hour. The addition of the Original Project's traffic would also cause existing unacceptable delays to be increased by more than 5 seconds at intersection #5, I-15 Southbound Ramps/Baxter Road, during the AM peak hour and intersection #7, Monte Vista Drive/Bundy Canyon Road, during the PM peak hour. Mitigation Measure 4.16.6.1A requires that the intersection improvements be constructed prior to occupancy of any development on the project site that would generate more than 50 outbound AM peak-hour trips at intersection 3. The mitigation measure also requires that any development on the site prior to installation of improvements either verify the anticipated number of trips to the City or agree to install the improvements prior to occupancy.

Moreover, the installation of a traffic signal at intersection #5, I-15 SB Ramps/Baxter Road would improve operation of this intersection to an acceptable level of service. Mitigation Measure 4.16.6.1B results in construction of a signal at this location that would reduce traffic delay and allow the intersection to function at an acceptable level of service. These mitigation measures would reduce impacts to less than significant levels, however, because the City does not have sole authority to implement signal improvements in the Caltrans right-of-way, the City cannot guarantee that the proposed traffic signal in Mitigation Measure 4.16.6.1B would be constructed as proposed. Therefore, this impact was identified as significant and unavoidable in the 2016 Certified EIR.

The 2016 Certified EIR identified that intersections I-15 Northbound Ramps/Baxter Road and Monte Vista Drive/Baxter Road would operate at LOS E during PM peak hour and LOS F during AM peak hour, respectively. These intersections would operate at a deficient level both with and without the project, the Original Project increases delay at these intersections by more than 5 seconds; therefore, the impacts at these intersections were significant. Construction of a signal at intersection #8, Monte Vista Drive and Baxter Road, would reduce traffic delay; payment of the DIF would meet the Original Project's proportionate share of impact at this location, and impacts would be less than significant.

Mitigation Measure 4.16.6.2A, which requires that an application shall be made to Caltrans and the City for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection. Construction of the signal would require approval of an encroachment permit from Caltrans which is beyond the City's ability; therefore, this impact was identified as significant and unavoidable.

The 2016 Certified EIR stated that the following intersections would operate at unsatisfactory level of service under the General Plan Buildout (post-2035) condition:

- Palomar Street/Central Street (LOS F during AM peak hour and LOS E during PM peak hour)
- Central Street/Baxter Road (LOS F during AM and PM peak hours)
- Driveway 2/Baxter Road (LOS F during PM peak hour)
- I-15 Southbound Ramps/Baxter Road (LOS F AM and PM peak hours)
- I-15 Northbound Ramps/Baxter Road (LOS F AM and PM peak hours)
- Monte Vista Drive/Bundy Canyon Road (LOS F AM and PM peak hours)
- Monte Vista Drive/Baxter Road (LOS F AM and PM peak hours)

Compared to the Without Project Condition, the Original Project was not anticipated to cause additional study area intersections to operate at an unacceptable level of service, with the exceptions of the following intersection:

- Driveway 2/Baxter Road (LOS F during PM peak hour)

Improvements have been recommended at intersections that have been identified as cumulatively affected to reduce each location's peak-hour delay and improve the associated level of service to LOS D or better. These improvements are consistent with or less than the geometrics assumed in the City's General Plan Circulation Element. This impact was identified as significant and unavoidable because freeway widening is very expensive and beyond the capability of the City to construct.

Under the General Plan Buildout (Post-2035) condition, with and without the Original Project, all freeway segments would operate at an unacceptable level of service during peak hours. Intersection I-15 Southbound Off-Ramp/Baxter Road (southbound shared left turn/through/right turn during AM Peak Hour) would have potential queuing issues under the 2035 condition. Although the Original Project was not anticipated to result directly in an impact on state facilities, the addition of the Original Project traffic would contribute to future deficiencies. This impact was identified as significant because the City has no control over state facilities. With

the implementation of Mitigation Measures 4.16.6.1A and 4.16.6.1B would improve intersection level of service, potential queuing issues under the General Plan Buildout (Post-2035) Scenario would also be resolved.

5.4.5 Environmental Impacts of the Modified Project

5.4.5.1 METHODOLOGY

The Traffic Impact Analysis (see Appendix G) evaluated the Modified Project in 4 scenarios: Existing, Existing+Project, Opening Year (2021), and Cumulative (2040). The effectiveness of the mitigation measures adopted in the 2016 EIR for the Original Project were evaluated to determine if they remained adequate, or if changes to the mitigation measure(s) were needed.

Project Trip Generation

Trip generation represents the amount of traffic which is both attracted to and produced by a development. As shown in Table 5.4-7, *Project Trip Generation Summary,* the Modified Project would generate 5,512 weekday trip-ends per day, with 403 AM peak hour trips and 506 PM peak hour trips, with the residential component of the Original Project. As shown on page 4.16-21 of the 2016 EIR, the Original Project was expected to generate 4,777 daily total trips, which is 735 daily trips less than the Modified Project.

Table 5.4-7 Project Trip Generation Summary

Project Trip Generation									
			AM Peak Hour			PM Peak Hour			
Project	Quantity	Units[1]	In	Out	Total	In	Out	Total	Daily
Baxter Village Development									
Single Family Detached Residential	66	DU	12	37	49	41	24	65	623
Multi-Family Housing (Mid-Rise, 3 floors)	204	DU	19	54	73	55	35	90	1,110
Residential Subtotal			*31*	*91*	*122*	*96*	*59*	*155*	*1,733*
Medical-Dental Office	84	TSF	182	51	233	81	209	290	2,924
Hotel	102	RMS	28	20	48	31	30	61	854
Medical Office and Hotel Subtotal			210	71	281	112	239	351	3,778
Total Modified Project			241	162	403	208	298	506	5,512

Source: Urban Crossroads 2020a
[1] DU = Dwelling Units; TSF = Thousand Square Feet; RMS = Rooms

Level of Service

The applicable minimum LOS utilized for the purposes of this analysis is LOS D per the City's General Plan.

Traffic Signal Warrant Analysis Methodology

The term "signal warrants" refers to the list of established criteria by the Caltrans and other public agencies to quantitatively justify or ascertain the potential need for installation of a traffic signal at an otherwise unsignalized

intersection. Traffic signal warrant analysis has not been conducted at any signalized intersection or any future intersection that is anticipated to have restricted access, such as Driveway 2 on Baxter Road.

Freeway Off-Ramp Queuing Analysis

Consistent with Caltrans requirements, the 95th percentile queuing of vehicles has been assessed at the off-ramps to determine potential queuing deficiencies at the freeway ramp intersections at the I-15 Freeway and Baxter Road interchange. Specifically, the queuing analysis is utilized to identify any potential queuing and "spill back" onto the I-15 Freeway mainline from the off-ramps.

Freeway Mainline Segment Analysis Methodology

Consistent with recent Caltrans guidance, the traffic study has evaluated the freeway segments on either side of Baxter Road where the Modified Project is anticipated to contribute 50 or more peak hour one-way trips, in an effort to conduct a conservative analysis and overstate as opposed to understand potential deficiencies.

Freeway Merge/Diverge Ramp Junction Analysis

The freeway system in the study area has been broken into segments defined by freeway-to-arterial interchange locations where the Modified Project is anticipated to contribute 50 or more peak hour trips at the I-15 Freeway and Baxter Road interchange. Although the HCM indicates the influence area for a merge/diverge junction is 1,500 feet, the analysis presented in the traffic study has been performed at all ramp locations with respect to the nearest on- or off-ramp at each interchange in an effort to be consistent with Caltrans guidance/comments on other projects in the region.

Project Fair Share Calculation Methodology

Improvements found to be included in the Transportation Uniform Mitigation Fee (TUMF), Southwest Road and Bridge Benefit District (RBBD), and/or DIF would be identified as such. For improvements that do not appear to be in either of the pre-existing fee programs, a fair share financial contribution based on the Modified Project's proportional share may be imposed in order to mitigate the Modified Project's share of deficiencies in lieu of construction. It should be noted that fair share calculations are for informational purposes only and the City Traffic Engineer will determine the appropriate improvements to be implemented by a project (to be identified in the conditions of approval) at the time of building permit issuance.

If the intersection is currently operating at acceptable LOS under the Existing traffic conditions, the project's fair share cost of improvements would be determined based on the following equation, which is the ration of project traffic to new traffic, where new traffic is total future traffic less existing baseline traffic:

Project Fair Share % = Project Traffic / (2040 Total Traffic – Existing (2019) Traffic)

Impact 5.4-1: Would the Modified Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? [Threshold T-1]

Existing Plus Project

Existing Conditions and Existing Plus Project peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies, and the significance thresholds have been compared to the Original Project. The intersection analysis results are summarized in Table 5.4-8, *Intersection Analysis for Existing Plus Project Conditions*.

Table 5.4-8 Intersection Analysis for Existing Plus Project Conditions

#	Intersection	Traffic Control[2]	Existing (2019)				Existing Plus Project				Change		Significant?	
			Delay[1] (secs.)		Level of Service		Delay[1] (secs.)		Level of Service					
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	2016 EIR	Modified Project
1	Palomar St. & Central St.	TS	30.1	25.1	C	C	31.9	29.0	C	C	1.80	3.90	No	No
2	Driveway 1 & Baxter Rd.	CSS	Future Intersection				10.0	10.2	B	B	10.00	10.20	No	No
3	Central St. & Baxter Rd.	CSS	21.2	17.2	C	C	400.8	502.6	F	F	379.6	485.4	Yes	Yes
4	Driveway 2 & Baxter Rd.	CSS	Future Intersection				13.2	19.0	B	C	13.20	19.00	No	No
5	I-15 SB Ramps & Baxter Rd.	AWS	154.1	40.5	F	E	249.1	123.9	F	F	95.0	83.4	Yes	Yes
6	I-15 NB Ramps & Baxter Rd.	AWS	17.1	18.9	C	C	25.8	31.1	D	D	8.10	12.20	No	No
7	Monte Vista Dr. & Bundy Canyon Rd.	CSS	18.2	24.8	C	C	20.8	33.7	C	D	2.60	8.90	Yes	No
8	Monte Vista Dr. & Baxter Rd.	CSS	17.6	10.9	C	B	19.8	12.4	C	B	2.20	1.50	No	No

Source: Urban Crossroads 2020c

BOLD = Operates below the General Plan standard of service.

[1] Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service calculated using the following analysis software: Synchro 10 (HCM 6th Edition) for signalized and unsignalized intersections.

[2] CSS = Cross-Street Stop; AWS = All-Way Stop; TS= Traffic Signal; CSS = Improvement

At intersection #3, Central Street and Baxter Road, a signal is required by Mitigation Measure 4.16.6.1A in the 2016 EIR. The mitigation measure requires that the signal be installed prior to issuance of a certificate of occupancy for any use generating 50 AM peak-hour trips. As shown in Table 5.4-7, the proposed hotel would generate 48 AM-peak hour trips, and the MOB would generate 233 AMpeak hour trips. As currently applied the mitigation measure would not require installation of a signal if only the hotel is constructed. The applicant has agreed to the modification of Mitigation Measure 4.16.6.1A to require installation of the signal before the

certificate of occupancy for either the hotel or the MOB. Table 5.4-9, *Results of Mitigation – Existing Plus Project Conditions,* shows that the installation of a signal would reduce impacts at intersection #3 to less than significant.

In the 2016 EIR, Mitigation Measure 4.16.6.1B required installation of signals for the southbound ramps in order to reduce impacts at intersection #5. As the intersection is outside of the jurisdiction of the City, the 2016 EIR concluded that even with implementation of the mitigation measure, the impact remained significant and unavoidable. Signal and ramp improvements at intersection #5 are part of the TUMF program but are not scheduled for construction by the projected Opening Year (2021) of the Modified Project (WRCOG 2018). In addition, as shown in Table 5.4-8, the Intersection already operates below the acceptable level in the existing condition therefore the Modified Project would only be responsible for approximately 24.6 percent of the improvement cost for Intersection #5, I-15 SB Ramps and Baxter Rd, and 15.9 percent at Intersection I-15 NB Ramps and Baxter Road. Finally, the improvements required by the mitigation measure are not consistent with the planned TUMF improvements and could not be incorporated into the final design. Therefore, as interim improvements, the cost of construction is not eligible for reimbursement through either the City's DIF or the TUMF program. Payment of TUMF is required by Chapter 3.40 of the Wildomar Municipal Code and therefore a mitigation measure is not required. Because of these factors, this SEIR would eliminate Mitigation Measure 4.16.6.1B. As the improvements will not be in by the time the project is occupied, and the intersection is outside the jurisdiction of the City, this impact remains significant and unavoidable.

According to page 4.16-32 of the 2016 EIR, intersection #7 would operate at an unacceptable level of service during the PM peak hour. Peak hour operations improve in the 2019 TIA because the latest Highway Capacity Manual (HCM 6th Edition) allows for 2-stage left-turn maneuvers from the minor street. As such, the intersection delay improves in comparison to the 2015 TIA results, resulting in a less than significant determination. Improvements at this location are included in the City's Development Impact Fee (DIF) Program. Payment of DIF is required by Chapter 3.44 of the Wildomar Municipal Code and therefore a mitigation measure is not required.

Table 5.4-9 shows that construction of the signal at Intersection #3, Central Street and Baxter Road, would reduce impacts to less than significant. Construction of the signal will occur prior to occupancy of either the hotel or MOB as Mitigation Measure 4.16.6.1A has been revised. The ultimate TUMF improvements would reduce impacts at Intersection #5 to less than significant, however as the improvements will not be in place before occupancy, the impact is significant and unavoidable.

Table 5.4-9 Results of Mitigation – Existing Plus Project Conditions

#	Intersection	Traffic Control	Existing Plus Project				Existing Plus Project W/ Mitigation				Significant?	
			Delay (secs.)		Level of Service		Delay (secs.)		Level of Service		2016 EIR	Modified Project
			AM	PM	AM	PM	AM	PM	AM	PM		
3	Central St. & Baxter Rd.	CSS	>50.0	>50.0	F	F	12.5	14.8	B	B	No	No
5	I-15 SB Ramps & Baxter Rd.	AWS	>50.0	>50.0	F	F	51.2	37.1	B	B	No	No

Traffic Signal Warrants Analysis

Traffic signal warrants for Existing Plus Project conditions are based on existing peak hour intersection turning volumes and the addition of the Modified Project's traffic. For the Existing Plus Project traffic conditions, with the addition of the Modified Project's traffic, the following study area intersection is anticipated to meet the planning level daily volume warrant under Existing Plus Project conditions:

- Intersection #3, Central St. & Baxter Rd.

Freeway Facility Analysis

The TIA found that all study area freeway mainline segments and merge/diverge ramp junctions are anticipated to continue to operate at an acceptable LOS (i.e., LOS D or better) during the peak hours for Existing Plus Project traffic conditions.

Opening Year (2021)

LOS calculations were conducted for the study intersections to evaluate their operations under Opening Year Cumulative (2021) Without and With the Modified Project conditions, as shown in Table 5.4-10, *Intersection Analysis for Opening Year Cumulative (2021) Conditions*. Note that the results of Table 5.4-10 do not include implementation of Mitigation Measure 4.16.6.1A which requires construction of a signal at Intersection #3 prior to occupancy of either the hotel or the medical office building.

Table 5.4-10 Intersection Analysis for Opening Year (2021) Conditions

			2021 Without Project				2021 With Project				Change		Significant?	
			Delay[1] (secs.)		Level of Service		Delay[1] (secs.)		Level of Service					
#	Intersection	Traffic Control[2]	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	2016 EIR	Modified Project
1	Palomar St. & Central St.	TS	32.0	28.0	C	C	34.6	35.1	C	D	2.90	7.10	No	No
2	Driveway 1 & Baxter Rd.	CSS	Future intersection				9.9	10.1	A	B	9.90	10.10	No	No
3	Central St. & Baxter Rd.	CSS	26.9	21.9	D	C	647.1	842.7	F	F	620.2	820.8	Yes	Yes
4	Driveway 2 & Baxter Rd.	CSS	Future intersection				14.0	22.4	B	C	14.00	22.40	No	No
5	I-15 SB Ramps & Baxter Rd.	AWS	211.0	83.3	F	F	297.1	185.3	F	F	297.1	185.3	Yes	Yes
6	I-15 NB Ramps & Baxter Rd.	AWS	27.0	39.0	D	E	48.5	64.0	E	F	21.50	25.0	Yes	Yes
7	Monte Vista Dr. & Bundy Canyon Rd.	CSS	143.0	274.2	F	F	203.6	415.1	F	F	60.6	140.9	Yes	Yes
8	Monte Vista Dr. & Baxter Rd.	CSS	29.7	14.8	D	B	34.7	17.9	D	C	5.00	19.90	Yes	No

Source: Urban Crossroads 2020c
BOLD = Operates below the General Plan standard of service.
[1] Per the Highway Capacity Manual (6th Edition), overall average intersection delay and LOS are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and LOS for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service calculated using the following analysis software: Synchro (HCM 6th Edition) for signalized and unsignalized intersections.
[2] CSS = Cross-street Stop, AWS = All-Way Stop, TS = Traffic Signal, CSS = Improvement

Table 5.4-11, *Results of Mitigation – Opening Year 2021 Conditions,* shows the significance levels at Intersections #3, #5 #6, and #7 after the implementation of mitigation measures/DIF. In the 2016 EIR, Mitigation Measures 4.16.6.1A and 4.16.6.1B would reduce impacts to Intersections #3 and #5 to less than significant, as shown on page 4.16-33 of the 2016 EIR. Mitigation Measure 4.16.6.2A would reduce impacts to Intersection #6 to less than significant as shown on page 4.16-36 of the 2016 EIR. According to page 4.16-37 of the 2016 EIR, impacts to Intersections #7 and #8 would be reduced to less than significant with the payment of DIF.

Table 5.4-11 Results of Mitigation – Opening Year 2021 Conditions

#	Intersection	Traffic Control	Opening Year (2021)				Opening Year (2021) W/ Mitigation				Significant?	
			Delay (secs.)		Level of Service		Delay (secs.)		Level of Service		2016 EIR	Modified Project
			AM	PM	AM	PM	AM	PM	AM	PM		
3	Central St. & Baxter Rd.	CSS	>50.0	>50.0	F	F	13.1	16.3	B	B	No	No
5	I-15 SB Ramps & Baxter Rd.	AWS	>50.0	>50.0	F	F	29.1	38.3	C	D	No	No
6	I-15 NB Ramps & Baxter Rd.	AWS	48.5	>50.0	E	F	44.1	53.6	D	D	No	No
7	Monte Vista Dr. & Bundy Canyon Rd.	CSS	>50.0	>50.0	F	F	23.8	24.3	C	C	No	No

BOLD = Operates below the General Plan standard of service.

Mitigation Measure 4.16.6.1A, which would be modified to require installation of the signal prior to occupancy of either the hotel or the medical office building, would reduce impacts to Intersection #3 to less than significant. Mitigation Measure 4.16.6.1B has been deleted as these improvements are part of the TUMF program, and payment of TUMF is required by Chapter 3.40 of the Wildomar Municipal Code therefore no mitigation measure is necessary. Because this intersection is outside of the City, and the interim improvements are not part of the DIF or TUMF, they are not expected to be in place by 2021, and therefore, impacts would remain significant and unavoidable.

Similarly, although Mitigation Measure 4.16.6.2A mitigated impacts to Intersection #6 to less than significant in the 2016 EIR, as shown on page 4.16-37 of the 2016 EIR, this Mitigation Measure would not apply to the Modified Project because the Modified Project's proportionate share makes up a small percent and the project applicant would pay into the TUMF program. Additionally, as shown in Table 5.4-11, intersection #6 operates at an unacceptable level of significance in Opening Year 2021 Conditions without the Modified Project.

The 2016 EIR found that the payment of DIF would reduce impacts to Intersection #7 to less than significant. Payment of the DIF is required by Chapter 3.44 of the City's municipal code therefore no mitigation measures are necessary.

Roadway Improvements

The lane configurations and traffic controls assumed to be in place for Opening Year Cumulative (2021) conditions are consistent with those shown in Figure 5.4-1, *Existing Number of Through Lanes and Intersection Controls,* except for the following:

- Project driveways and those facilities assumed to be constructed by the Modified Project to provide site access are also assumed to be in place for Opening Year Cumulative conditions only (e.g., intersection and roadway improvements along the Modified Project's frontage and driveways).

Traffic Signal Warrants Analysis

For Opening Year Cumulative (2021) Without Modified Project conditions, all unsignalized study area intersections have previously met a traffic signal warrant under Existing (2019) or Existing Plus Project traffic conditions With the addition of project traffic, there are no future intersections anticipated to warrant a traffic signal.

Freeway Facility Analysis

As shown in Table 5.4-12, *Freeway Facility Analysis for Opening Year Cumulative (2021) Conditions,* the segment of I-15 Freeway Northbound, South of Baxter Road, operates at an unacceptable LOS E during the PM Peak hour in the Opening Year without the project. The addition of project traffic changed the density of traffic by 0.60 for this freeway segment but does not change the level of service from the Without Project condition, therefore the impact is considered less than significant.

Table 5.4-12 Freeway Segment Analysis for Opening Year Cumulative (2021) Conditions

Ramp or Segment	Lanes on Freeway[1]	2021 Without Project				2021 With Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Density[2]	LOS[3]	Density[2]	LOS[3]	Density[2]	LOS[3]	Density[2]	LOS[3]
I-15 SB, North of Baxter Rd.	3	23.4	C	23.6	C	23.7	C	24.0	C
I-15 SB, Off-Ramp at Baxter Rd.	3	26.7	C	26.7	C	26.9	C	27.1	C
I-15 SB, On-Ramp at Baxter Rd.	3	25.5	C	25.2	C	25.9	C	25.5	C
I-15 SB, South of Baxter Rd.	3	25.4	C	25.3	C	25.8	C	25.4	C
I-15 NB, North of Baxter Rd.	3	21.4	C	31.7	D	21.7	C	32.2	D
I-15 NB, Off-Ramp at Baxter Rd.	3	22.5	C	29.0	D	22.9	C	29.4	D
I-15 NB, On-Ramp at Baxter Rd.	3	24.1	C	32.8	D	24.3	C	33.2	D
I-15 NB, South of Baxter Rd.	3	21.2	C	**35.6**	**E**	21.4	C	**36.2**	**E**

Source: Urban Crossroads 2020a

BOLD = Operates below the General Plan standard of service.

[1] Number of lanes are in the specified direction and is based on existing conditions.

[2] Density is measured by passenger cars per mile per lane (pc/mi/ln).

[3] LOS = Level of Service

Public Transit and Bicycle Plans

The Riverside Transit Agency (RTA) Bus Route 8, Lake Elsinore-Wildomar Loop operates along Palomar Street and Central Street which is approximately 1 mile southwest of the site. Additionally, the project site is bounded by two trails along White Street, which is a north-south trail, and Baxter Road, which is an east-west trial (Wildomar 2019). The Modified Project would be checked for compliance with these standards as part of the City's site plan review process. The Modified Project would provide electric vehicle charging stations and 12 bicycle parking spaces for the MOB. Therefore, the Modified Project would not conflict with any policies, plans, or programs related to public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities as improvements would occur within the project boundaries. Impacts would be less than significant.

The Original Project was determined to result in less than significant impacts to plans, policies, and programs regarding public transit, bicycle, or pedestrian facilities. The Original Project provided alternative transportation design features such as sidewalk improvements and would provide bicycle parking facilities. The Modified Project would also provide bicycle parking spaces and electric vehicle charging stations, and impacts would also be less than significant.

The Original Project's impacts to intersections during the Existing+Project and Opening Year conditions were determined to result in significant and unavoidable impacts, even with the implementation of Mitigation Measures 4.16.6.1A, 4.16.6.1B, and 4.16.6.2A because improvements were outside the City's jurisdiction. Similarly, the Modified Project would result in significant and unavoidable impacts, despite the implementation of Mitigation Measures 4.16.6.1A and 4.16.6.1C, because the improvements would not be in by the time the Modified Project is occupied, and the intersection is outside the jurisdiction of the City. Therefore, the Modified Project impacts would be similar to those of the Original Project, and would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, in this regard.

Level of Significance Before Mitigation: Impact 5.4-1 would be potentially significant.

Additional Mitigation Measures for the Modified Project

The following mitigation measures from the Original Project would continue to be applicable to the Modified Project, and have been modified using *italic* underline or ~~strikeout~~ to be consistent with the analysis in this section:

- **Mitigation Measure 4.16.6.1A:** Central Street/Baxter Road intersection *#3*: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for *the hotel or medical office building or any other* development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour trips at this intersection:

  ~~Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road. Northbound approach: N/A~~

~~Southbound approach: one left-turn lane, one right-turn lane.~~
~~Eastbound approach: one left-turn lane, one through lane.~~
~~Westbound approach: one through lane, one right-turn lane.~~
Install a traffic signal.
Restripe the southbound shared through-right turn lane as a left turn lane and construct a right turn lane.
Construct an eastbound left turn lane.
Construct a westbound right turn lane.

Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM outbound trips, or the intersection improvements shall be required prior to occupancy.

~~**Mitigation Measure 4.16.6.1B:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection #5. Construction of the signal shall begin prior to construction of more than 22 single family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses.~~

- **Mitigation Measure 4.16.6.1C:** Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.

~~**Mitigation Measure 4.16.6.2A:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection #6. Construction of the signals shall begin prior to construction of more than 22 single family dwelling units (or 30 apartments), or the construction of more than 10,000 square feet of commercial retail uses.~~

Level of Significance After Mitigation: Impact 5.4-1 would be significant and unavoidable.

The Modified Project would not result in new or substantially more severe significant impacts.

5. Environmental Analysis
TRANSPORTATION

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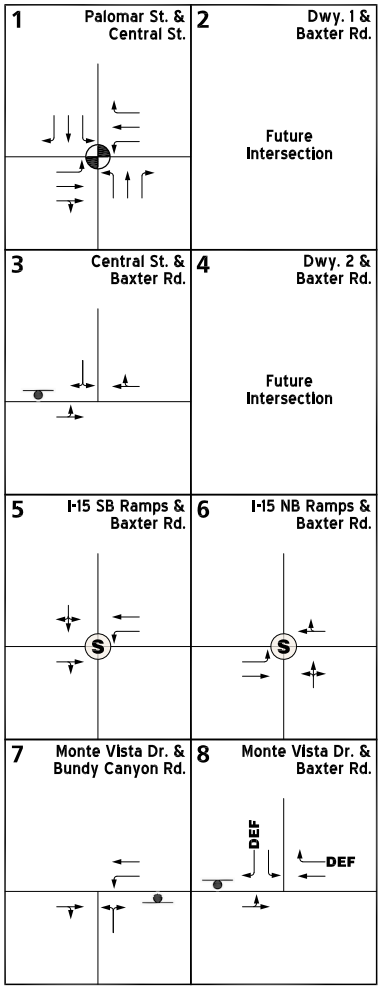
Figure 5.4-1 - Existing Number of Through Lanes and Intersection Controls





Traffic Signal
All Way Stop
Stop Sign
4 Number of Lanes
D Divided
U Undivided

0 1,500
Scale (Feet)

Source: Urban Crossroads, 2020

5. Environmental Analysis
TRANSPORTATION

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Impact 5.4-2: Would the Modified Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? [Threshold T-2]

The VMT analysis was added to the CEQA Guidelines in 2019, and therefore, VMT not addressed in the 2016 EIR for the Original Project. VMT calculations were prepared for the Modified Project prior to the City's adoption of the VMT threshold and therefore the OPR recommended threshold was conservatively used to evaluate VMT. Since preparation of the VMT analysis for the Modified Project, the City of Wildomar adopted a VMT threshold.

Unlike urban areas that have many transit options, communities like Wildomar are limited in the mitigation that can apply to reduce VMT. For example, without high quality transit in the City it is impractical to eliminate parking.[2] Lack of high-quality transit also reduces the potential for transit-oriented design (TOD).

WRCOG evaluated several mitigation strategies designed to reduce VMT for applicability in the City. Transportation planners refer to a reduction in trips as Transportation Demand Management (TDM). The Transportation Demand Management (TDM) strategies and its effectiveness for reducing VMT were reviewed and assessed for relevancy (Fehr & Peers 2019). Given the City's rural / suburban land use context, the following key strategies were identified as the most appropriate.

- diversifying land use
- improving pedestrian networks
- implementing traffic calming infrastructure
- building low-street bicycle network improvements
- encouraging telecommuting and alternative work schedules
- providing ride-share programs

The measures are intended to apply at the City level, however project specific design elements are included in the Modified Project and would be consistent with the larger City effort to connect sidewalks and trails to encourage non-motorized transportation. Considered in its entirety, the Modified Project is a horizontal mixed use with both residential and commercial components. It is possible that one or more employees and/or patients of the MOB will live in the homes on-site and could walk to the project which would reduce VMT. The design of the site provides for non-motorized access.

As shown in Table 5.4-13, *Estimated VMT Reduction for Wildomar with Plausible Mitigation,* the potential reduction in VMT is expressed as a range and varies depending on the source of the documentation. The CAPCOA analysis was conducted in 2010, and the WRCOG analysis in 2019. The anticipated reduction in VMT estimated by WRCOG is less than the CAPCOA projections.

[2] Section 21064.3(b) of the Public Resource Code defines high-quality transit areas as: The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Riverside Transit Authority stops 8 and 23 do not meet this definition with stops averaging over 30 minutes between stops.

In addition to physical design such as mixed use, some of the measures are dependent upon the operation of the land use. For example, it is unreasonable to assume that a significant number of the hotel guests would cycle to the building. Employees certainly could, however this represents a very small percentage of the total trips. Similarly, patients at the MOB would be unlikely to walk if they are ill. Employees could, however this assumes showers and facilities for changing. The Modified Project is designed to accommodate pedestrian and cycle traffic, however it is not connected to other sidewalks or trails, which makes it more difficult to access. This will change as the City implements its active transportation program and improvements occur along Baxter Road.

Table 5.4-13 Estimated VMT Reduction for Wildomar With Plausible Mitigation

Measure	CAPCOA		WRCOG	
Estimated VMT Reduction	Low	High	Low	High
Mixed Use[1]	9.00%	30.00%	-	12.00%
Pedestrian Network[2]	-	2.00%	0.50%	5.70%
Traffic Calming	0.25%	1.00%	-	1.70%
Car Sharing	0.40%	0.70%	0.30%	1.60%
Transit System	0.02%	2.50%	0.30%	6.30%
Total	9.67%	36.20%	5.60%	27.30%
Average	1.93%	7.24%	1.12%	5.46%
Tenant Dependent Measures				
Telecommuting	0.70%	5.50%	0.20%	4.50%
Ridesharing	1.00%	15.00%	2.50%	8.30%
Total	1.70%	20.50%	2.70%	12.80%
Average	0.85%	10.25%	1.35%	6.40%
Overall Total	11.37%	56.70%	8.30%	40.10%
Overall Average	1.62%	8.10%	1.19%	5.73%

Source: Fehr & Peers 2019
[1] Large Project Dependent
[2] Assumes Connectivity

In determining the amount of VMT reduction associated with the Modified Project, the VMT memo evaluated the following transportation demand management strategies and applied the midpoint of the associated reductions within the ranges shown in Table 5.4-13:

- **TDM Strategy #1: Increase Diversity of Land Uses –** The 2016 EIR evaluated a project that includes 66 single family detached residential dwelling units and 204 multi-family dwelling units. The Modified Project includes a 102-room hotel and 84,000 square feet (sf) of MOB. In order for the reductions to apply to the total VMT, at least three of the following will be located on or off-site within ¼ mile of the Project: Residential Development, Retail Development, Park, Open Space, or Office. The Modified Project includes residential, hotel and office in the development plan. The proposed colocation of varied residential, hotel and office uses within ¼ mile proximity together with supporting amenities would tend to decrease the propensity for vehicle travel for local residents. The

implementation of this strategy could reduce commute VMT by 0 to 12 percent; the VMT memo assumed the midpoint of 6.0 percent.

- **TDM Strategy #2: Provide Pedestrian Network Improvements –** Pedestrian connections such as a sidewalk and/or trail will be provided to surrounding areas, and along Baxter Road, consistent with the City's General Plan and roadway development standards. Providing a pedestrian access network to link areas of the project site provides an opportunity for people to walk instead of drive. The project includes a pedestrian access network that internally links all uses (residential, MOB, hotel) and connects to all existing or planned external streets and pedestrian facilities adjacent to the project site. Implementation of this strategy could reduce commute VMT by 0.5 to 5.7 percent; the VMT memo assumed the midpoint of 3.10 percent.
- **TDM Strategy #3: Provide Traffic Calming Measures –** Traffic calming measures within the parking and roadways of the Modified Project would reduce vehicle speeds making it more pleasant for pedestrians and cyclists. the final site design to encourage pedestrian and bicycle activity. Implementation of this strategy could reduce commute VMT by 0 to 1.7 percent; the VMT memo assumed the midpoint of 0.85 percent.

As these are project design features, they are not shown as mitigation measures. The TDM strategies will be included in the mitigation monitoring and reporting program to ensure implementation along with the mitigation measures from this EIR.

Table 5.4-14, *VMT Impact Evaluation,* shows the application of the TDM VMT reduction strategies to the Citywide VMT average of 32.87. The application of 9.95 percent, when applied to the Project calculated VMT of 28.16 results in a VMT of 25.36, which is below the threshold of 31.88, therefore impact to VMT from this Project are considered less than significant.

Table 5.4-14 VMT Impact Evaluation

Threshold Option	Threshold	Project	Change in VMT	Application of TDM VMT Strategies	Potentially Significant?
3 % below (Citywide Average – 32.87)	31.88	28.16	-3.72	-9.95	No

Source: Urban Crossroads 2020b; Fehr and Peers 2020.

Level of Significance Before Mitigation: Impact 5.4-2 would be less than significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

Level of Significance After Mitigation: Impact 5.4-2 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Impact 5.4-3:	Would the Modified Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible (e.g., farm equipment), or result in inadequate emergency access? [Threshold T-3 and T-4]

Site Adjacent Roadway Recommendations

Baxter Road

Recommendations include constructing Baxter Road at its ultimate half-section width as an Arterial Highway (128-foot right-of-way) between Central Street and the project site's eastern boundary, as well as constructing the extension of Baxter Road to its ultimate cross-section width as a Local Street (60-foot right-of-way) from the edge of Central Avenue/Baxter Road to the project entrance at Driveway 1. Additionally, constructing the western extension of Baxter Road from Driveway 1 to White Street to its ultimate half-section as a Local Street (60-foot right-of-way) is another recommendation for Baxter Road. Improvements along the project's frontage would be those required by final conditions of approval for the Modified Project and applicable City of Wildomar standards.

White Street

Recommendations for White Street include constructing White Street at its ultimate half-section width as a Local Street (60-foot right-of-way) from the project's northern boundary to Baxter Road. Improvements along the project's frontage (eastern side of White Street) would be those required by final conditions of approval for the Modified Project and applicable City of Wildomar standards.

Additionally, the following improvements are necessary to accommodate site access:

- Intersection #2, Driveway 1 & Baxter Road:
  - Install a stop control on the eastbound approach and add an eastbound shared left-right turn lane.
  - Add a northbound shared left-through lane.
  - Add a southbound shared through-right turn lane.
- Intersection #3, Central Street & Baxter Road:
  - Install a traffic signal.
  - Add a southbound left turn lane (restripe existing lane) and southbound right turn lane.
  - Add an eastbound left turn lane.
  - Add a westbound right turn lane.
- Intersection #4, Driveway 2 & Baxter Road:
  - Install a stop control on the southbound approach and add a southbound right turn lane.
  - Add a westbound right turn lane.

All site access points and site-adjacent intersections would be constructed to be consistent with the identified roadway classifications and respective cross-sections in the City of Wildomar General Plan Circulation Element. Additionally, all sight distance at each project access point should be reviewed with respect to Caltrans and City of Wildomar sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans.

Existing Plus Project

Off-Ramp Queuing Analysis

The queuing analysis in the TIA concluded that for Existing+Project and Opening Year (2021) conditions there are no movements that are anticipated to experience queuing issues during the weekday AM or weekday PM peak 95th percentile traffic flows with the addition of the Modified Project's traffic.

The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The Modified Project would be checked for compliance with these standards as part of the City's review process. Additionally, access to the project site would be reviewed by the City and the CAL FIRE / Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code. Therefore, impacts are less than significant.

The Original Project determined that impacts due to hazardous design features would be less than significant as roadway improvements would be designed and constructed to meet the City's requirements and would be reviewed by the City. Additionally, the Original Project would be designed, constructed, and maintained to provide required emergency/evacuation access; the Original Project would adhere to the applicable City requirements and development plans would be reviewed by law enforcement and/or other emergency service providers. Similarly, the Modified Project would adhere to the same requirements as the Original Project and also result in less than significant impacts to design features and emergency access. The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.

Level of Significance Before Mitigation: Impact 5.4-3 would be less than significant.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures required.

Level of Significance After Mitigation: Impact 5.4-3 would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

5.4.6 Cumulative Impacts

General Plan Buildout (2040) Without Project Traffic Conditions

Roadway Improvements

The lane configurations and traffic controls assumed to be in place for General Plan Buildout (2040) conditions are consistent with those shown previously on Figure 5.4-1, *Existing Number of Through Lanes and Intersection Controls,* except for the following:

- Project driveways and those facilities assumed to be constructed by the Modified Project to provide site access are also assumed to be in place for General Plan Buildout conditions only (e.g., intersection and roadway improvements along the Modified Project's frontage and driveways).
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for General Plan Buildout conditions only (e.g., intersection and roadway improvements along the cumulative development's frontages and driveways).
- The south leg of the intersection of Central Street and Baxter Road is assumed to be completed.

Intersection Operations Analysis

General Plan Buildout (2040) Without Project Traffic Conditions

LOS calculations were conducted for the study intersections to evaluate their operations under General Plan Buildout (2040) Without Project traffic conditions. As shown in Table 5.4-15, *Intersection Analysis for General Plan Buildout (2040) Conditions,* the following study area intersections are anticipated to operate at an unacceptable LOS under General Plan Buildout (2040) Without Project traffic conditions:

- Intersection #1, Palomar St. & Central St. – LOS F AM and PM peak hours
- Intersection #3, Central St. & Baxter Rd. – LOS F AM and PM peak hours
- Intersection #5, I-15 Southbound Ramps & Baxter Rd. – LOS F AM and PM peak hours
- Intersection #6, I-15 Northbound Ramps & Baxter Rd. – LOS F AM and PM peak hours
- Intersection #7, Monte Vista Dr. & Bundy Canyon Rd. – LOS F AM and PM peak hours
- Intersection #8, Monte Vista Dr. & Baxter Rd. – LOS F AM and PM peak hours

Table 5.4-15 Intersection Analysis for General Plan Buildout (2040) Conditions

			2040 Without Project				2040 With Project				Change		Significant?	
			Delay[1] (secs.)		Level of Service		Delay[1] (secs.)		Level of Service					
#	Intersection	Traffic Control[2]	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	2016 EIR	Modified Project
1	Palomar St. & Central St.	TS	210.4	134.3	F	F	212.4	145.0	F	F	2.0	10.7	Yes	Yes
2	Driveway 1 & Baxter Rd.	CSS	n/a	n/a	n/a	n/a	11.1	11	B	B	11.1	11	No	No
3	Central St. & Baxter Rd.	CSS	>50.0[3]	>50.0[3]	F	F	>50.0[3]	>50.0[3]	F	F	>5.0[3]	>5.0[3]	Yes	Yes
4	Driveway 2 & Baxter Rd.	CSS	n/a	n/a	n/a	n/a	16.0	86.3	C	F	16	86.3	Yes	Yes
5	I-15 SB Ramps & Baxter Rd.	AWS	403.3	185.3	F	F	490.3	507.4	F	F	87.0	322.1	Yes	Yes
6	I-15 NB Ramps & Baxter Rd.	AWS	194.6	64.0	F	F	226.8	358.4	E	F	32.2	294.4	Yes	Yes

7	Monte Vista Dr. & Baxter Rd.	CSS	3,261.5	5,226.7	F	F	4,101.2	5,550.3	F	F	839.7	323.6	Yes	Yes
8	Monte Vista Dr. & Baxter Rd.	CSS	3,643.9	167.7	F	F	19,051.7	365.7	F	F	15,407.8	198.0	Yes	Yes

Source: Urban Crossroads 2020c

BOLD = Operates below the General Plan standard of service.

[1] Per the Highway Capacity Manual (6th Edition), overall average intersection delay and LOS are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and LOS for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service calculated using the following analysis software: Synchro (HCM 6th Edition) for signalized and unsignalized intersections.

[2] CSS = Cross-street Stop, AWS = All-Way Stop, TS = Traffic Signal, CSS = Improvement

[3] Synchro 10 software does not report actual delay for unsignalized intersections that experience excessive delays. As such, the difference in delay is assumed to be >5.0 seconds.

As shown in Table 5.4-15, with the exception of intersection #2, all of the study area intersections are anticipated to operate unacceptably without the project in 2040. The addition of the Modified Project's traffic will increase the delay at all of the study intersections. Table 5.4-16, *Results of Mitigation – General Plan Buildout (2040) Conditions,* shows that with the proposed improvements, impacts to Intersections #1, #3, #4, #5, #6, #7, and #8 would be reduced to less than significant. However, as Intersections #5 and #6 are outside the City's jurisdiction, these improvements cannot be guaranteed; therefore, impacts would be significant and unavoidable under both the Original Project and Modified Project.

Table 5.4-16 Results of Mitigation – General Plan Buildout (2040) Conditions

		2040 With Project					2040 With Mitigation					Significant?	
			Delay (Secs)[1]		Level of Service			Delay (Secs)		Level of Service			
#	Intersection	Traffic Control[2]	AM	PM	AM	PM	Traffic Control	AM	PM	AM	PM	2016 EIR	Modified Project
1	Palomar St. & Central St.	TS	>80	>80	F	F	TS	49.2	32.9	D	C	No	No
3	Central St. & Baxter Rd.	CSS	11.1	11	B	B	TS	39.2	46.4	D	D	No	No
4	Driveway 2 & Baxter Rd.	CSS	>50.0	>50.0	F	F	TS	12.1	21.5	B	C	No	No
5	I-15 SB Ramps & Baxter Rd.	AWS	16.0	>50.0	C	F	TS	48.9	53.7	D	D	No	No
6	I-15 NB Ramps & Baxter Rd.	AWS	>50.0	>50.0	E	F	TS	48.1	43.5	D	D	No	No
7	Monte Vista Dr. & Bundy Canyon Rd.	CSS	>50.0	>50.0	E	F	TS	19.9	28.6	B	C	No	No
8	Monte Vista Dr. & Baxter Rd.	CSS	>50.0	>50.0	F	F	TS	42.9	43.7	D	D	No	No

Source: Urban Crossroads 2020a

BOLD = Operates below the General Plan standard of service.

[1] Per the Highway Capacity Manual (6th Edition), overall average intersection delay and LOS are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and LOS for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service calculated using the following analysis software: Synchro (HCM 6th Edition) for signalized and unsignalized intersections.
[2] CSS = Cross-street Stop, AWS = All-Way Stop, TS = Traffic Signal

The project applicant will participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of WRCOG TUMF and City of Wildomar DIF, or a fair share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and local roadway expansions keep pace with the projected population increases.

Traffic Signal Warrants Analysis

For the General Plan Buildout (2040) Without Project Conditions, all existing unsignalized study area intersections have previously met a traffic signal warrant under Existing (2019) or existing plus project traffic conditions. With the addition of the Modified Project's traffic, there would be no future intersections anticipated to warrant a traffic signal.

Freeway Facility Analysis

As shown in Table 5.4-17, *Freeway Facility Analysis for General Plan Buildout (2040) Conditions*, the following freeway segments or merge/diverge ramp junctions analyzed for this study are anticipated to operate at an unacceptable LOS (i.e., LOS E or worse) during the peak hours for General Plan Buildout (2040) Without Project traffic conditions:

- Intersection #1, I-15 Southbound, North of Baxter Rd. – LOS E AM peak hour; LOS F PM peak hour
- Intersection #2, I-15 Southbound, Off-Ramp at Baxter Rd. – LOS F PM peak hour only
- Intersection #3, I-15 Southbound, On-Ramp at Baxter Rd. – LOS F PM peak hour only
- Intersection #4, I-15 Southbound, South of Baxter Rd. – LOS E AM peak hour; LOS F PM peak hour
- Intersection #5, I-15 Northbound, North of Baxter Rd. – LOS F AM and PM peak hours
- Intersection #6, I-15 Northbound, On-Ramp at Baxter Rd. – LOS F AM and PM peak hours
- Intersection #7, I-15 Northbound, Off-Ramp at Baxter Rd. – LOS F AM and PM peak hours
- Intersection #8, I-15 Northbound, South of Baxter Rd. – LOS F AM and PM peak hours

There are no additional study area freeway segments anticipated to operate at an unacceptable LOS with the addition of project traffic under General Plan Buildout (2040) With Project traffic conditions.

Table 5.4-17 Freeway Facility Analysis for General Plan Buildout (2040) Conditions

		2040 Without Project				2040 With Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Ramp or Segment	Lanes on Freeway[1]	Density[2]	LOS[3]	Density[2]	LOS[3]	Density[2]	LOS[3]	Density[2]	LOS[3]
I-15 SB, North of Baxter Rd.	3	37.9	E	45.0	F	38.4	E	45.0	F

I-15 SB, Off-Ramp at Baxter Rd.	3	34.5	D	57.6	F	34.7	D	58.1	F
I-15 SB, On-Ramp at Baxter Rd.	3	33.2	D	55.3	F	33.5	D	55.7	F
I-15 SB, South of Baxter Rd.	3	38.5	E	38.4	F	39.0	E	38.4	F
I-15 NB, North of Baxter Rd.	3	38.4	F	42.5	F	38.4	F	42.5	F
I-15 NB, Off-Ramp at Baxter Rd.	3	47.6	F	35.0	F	47.9	F	35.1	F
I-15 NB, On-Ramp at Baxter Rd.	3	51.0	F	37.6	F	51.3	F	37.6	F
I-15 NB, South of Baxter Rd.	3	45.0	F	45.0	F	45.0	F	45.0	F

Source: Urban Crossroads 2020a

BOLD = Operates below the General Plan standard of service.

[1] Number of lanes are in the specified direction and is based on existing conditions.

[2] Density is measured by passenger cars per mile per lane (pc/mi/ln).

[3] LOS = Level of Service

Recommended Improvements to Address Deficiencies on Freeway Facilities

According to the Caltrans I-15 Transportation Concept Report (TCR), the I-15 Freeway is anticipated to be constructed to include the addition of a carpool or High Occupancy Vehicle (HOV) lane. Caltrans typically assumes a reduction of 14 percent to the freeway mainline through volumes in this region to account for vehicles utilizing the HOV lanes. The reduction to the I-15 Freeway mainline volumes has been applied to account to for the proposed HOV lanes.

As shown in Table 5.4-18, *Freeway Facility Analysis for General Plan Buildout (2040) Conditions with Improvements,* the I-15 Freeway mainline segment operations are anticipated to improve operations with the proposed Caltrans HOV lanes. Although the improvements have improved freeway facility operations, the following freeway segments and merge/diverge ramp junctions are anticipated to continue to operate at an unacceptable LOS during the weekday AM or PM peak hours with the improvements to the I-15 freeway:

- Segment #1, I-15 Freeway Southbound, North of Baxter Rd. – LOS F PM peak hour only.
- Segment #2, I-15 Freeway Southbound, Off-Ramp at Baxter Rd. – LOS F PM peak hour only
- Segment #3, I-15 Freeway Southbound, On-Ramp at Baxter Rd – LOS F PM peak hour only
- Segment #4, I-15 Freeway Southbound, South of Baxter Rd. – LOS F PM peak hour only
- Segment #5, I-15 Freeway Northbound, North of Baxter Rd. – LOS F AM peak hour, LOS E PM peak hour
- Segment #6, I-15 Freeway Northbound, On-Ramp at Baxter Rd. – LOS F AM peak hour only
- Segment #7, I-15 Freeway Northbound, Off-Ramp at Baxter Rd. – LOS F AM peak hour only
- Segment #8, I-15 Freeway Northbound, South of Baxter Rd. – LOS F AM peak hour; LOS E PM peak hour

Table 5.4-18 Freeway Facility Analysis for General Plan Buildout (2040) Conditions with Improvements

		Post-2040 With Project			
		AM Peak Hour		PM Peak Hour	
Ramp or Segment	Lanes on Freeway[1]	Density[2]	LOS[3]	Density[2]	LOS[3]
I-15 SB, North of Baxter Rd.	3	30.3	D	45.0	F

I-15 SB, Off-Ramp at Baxter Rd.	3	31.4	D	47.4	F
I-15 SB, On-Ramp at Baxter Rd.	3	29.4	D	46.0	F
I-15 SB, South of Baxter Rd.	3	31.2	D	38.4	F
I-15 NB, North of Baxter Rd.	3	38.4	F	38.1	E
I-15 NB, Off-Ramp at Baxter Rd.	3	38.8	F	33.3	D
I-15 NB, On-Ramp at Baxter Rd.	3	40.8	F	34.4	D
I-15 NB, South of Baxter Rd.	3	45.0	F	39.8	E

Source: Urban Crossroads 2020a

BOLD = Operates below the General Plan standard of service.

[1] Number of lanes are in the specified direction and is based on existing conditions.

[2] Density is measured by passenger cars per mile per lane (pc/mi/ln).

[3] LOS = Level of Service

When off-site improvements are identified with a minor share of responsibility assigned to proposed development, the approving jurisdiction may elect to collect a fair share contribution or require the development to construct improvements. Detailed fair share calculations, for each peak hour, have been provided in Table 5.4-19, *Project Fair Share Calculations for Intersections*, for the applicable deficient intersections. Improvements included in a defined program and constructed by development may be eligible for a fee credit or reimbursement through the program where appropriate.

Table 5.4-19 Project Fair Share Calculations for Intersections

#	Intersection	Existing Total Project	Total Project	2040 with Project Volume	Total New Traffic	Project % of New Traffic
1	Palomar St. & Central St.					
	AM:	2,117	113	3,913	1,796	6.3%
	PM:	1,693	143	3,544	1,851	7.7%
3	Central St. & Baxter Rd.					
	AM:	1,348	306	2,664	1,316	23.3%
	PM:	1,285	443	3,046	1,761	25.2%
7	Monte Vista Dr. & Bundy Canyon Rd.					
	AM:	1,494	54	3,442	1,948	2.8%
	PM:	1,696	70	4,684	2,988	2.3%

Source: Urban Crossroads 2020a.

Bold = Denotes highest fair share percentage

Off-Ramp Queuing Analysis

Queuing analysis findings for General Plan Buildout (2040) traffic conditions are presented in Table 5.4-20, *Peak Hour Freeway Off-Ramp Queuing Summary for General Plan Buildout (2040) Conditions*. As shown in Table 5.4-20, there are no movements that are anticipated to experience queuing issues during the weekday AM or weekday PM peak 95th percentile traffic flows for General Plan Buildout (2040) Without and With Project traffic conditions.

Table 5.4-20 Peak Hour Freeway Off-Ramp Queuing Summary for General Plan Buildout (2040) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	2040 Without Project				2040 With Project			
			95th Percentile Queue (Feet)		Acceptable?[1]		95th Percentile Queue (Feet)		Acceptable?[1]	
			AM Peak	PM Peak	AM	PM	AM Peak	PM Peak	AM	PM
I-15 SB Ramps & Baxter Rd.	SBL/T/R	1,300	453	98	Yes	Yes	523	193	Yes	Yes
I-15 NB Ramps & Baxter Rd.	NBL/T/R	1,650	330	563	Yes	Yes	400	665	Yes	Yes

Source: Urban Crossroads 2020a

[1] Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pocket is reflected in the stacking distance shown on this table, where applicable.

5.4.7 Level of Significance Before Additional Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.4-2 and 5.4-3.

Without mitigation, the following impacts would be **potentially significant**:

- Impact 5.4-1 The Modified Project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

5.4.8 Mitigation Measures for the Modified Project

The following 2016 EIR mitigation measures are modified using *italic* underline or ~~strikeout~~ to be consistent with the analysis in this section:

Impact 5.4-1

- **Mitigation Measure 4.16.6.1A:** Central Street/Baxter Road intersection *#3*: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for *the hotel or medical office building or any other* development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour trips at this intersection:

  ~~Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road.~~
  ~~Northbound approach: N/A~~
  ~~Southbound approach: one left-turn lane, one right-turn lane.~~
  ~~Eastbound approach: one left-turn lane, one through lane.~~
  ~~Westbound approach: one through lane, one right-turn lane.~~
  Install a traffic signal.
  Restripe the southbound shared through-right turn lane as a left turn lane and construct a right turn lane.
  Construct an eastbound left turn lane.

Construct a westbound right turn lane.

Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM outbound trips, or the intersection improvements shall be required prior to occupancy.

~~**Mitigation Measure 4.16.6.1B:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection #5. Construction of the signal shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses.~~

- **Mitigation Measure 4.16.6.1C:** Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.

~~**Mitigation Measure 4.16.6.2A:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection #6. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or the construction of more than 10,000 square feet of commercial retail uses.~~

5.4.9 Level of Significance After Additional Mitigation

Impact 5.4-1

Implementation of the mitigation measures identified above would reduce potential impacts associated with transportation to less than significant. While the project will be required to pay TUMF fees for the freeway improvements, there is no certainty that they will be in place at the time the project is completed. Further the improvements are outside of the City's jurisdiction and therefore relies on Caltrans approval for completion. This is similar to the Original Project that required improvements to the on and off ramps, but found the impact to be significant an unavoidable because the City could not assure that the improvements would be in place when required for the project. Because both the Original and Modified Project make similar findings at these intersections, the Modified would not result in new or substantially more severe significant impacts.

5.4.10 References

California Air Pollution Control Officers Association. (CAPCOA). 2010, August. Quantifying Greenhouse Gas Mitigation Measures.

Fehr and Peers. 2019, February 26. Technical Memorandum – SB 743 Implementation of TDM Strategy Assessment.

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Western Riverside Council of Governments. (WRCOG). 2018. Transportation Improvement Program, http://www.wrcog.cog.ca.us/DocumentCenter/View/4505/2018-Southwest-Zone-5-Year-TIP

Wildomar, City of. 2019. Multi-Use Adopt a Trail Map. http://www.cityofwildomar.org/UserFiles/Servers/Server_9894739/File/Community/Parks%20&%20Trails/Trails/Trail%20Maps/28672a_d7d04c138a1da86b5e6313cf9a1fe471.pdf

5. Environmental Analysis
TRANSPORTATION

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6. Significant Unavoidable Adverse Impacts

At the end of Chapter 1, *Executive Summary*, is a table that summarizes the impacts, mitigation measures, and levels of significance before and after mitigation. Even with the proposed mitigation measures, the following environmental impacts would remain significant, unavoidable, and adverse after mitigation measures are applied:

Air Quality

Original Project (2016 EIR)

- N/A

Modified Project

- **Impact 5.1-2:** The Modified Project would exceed regional thresholds of significance established by the SCAQMD for emissions of NO_x. It is important to note that approximately 84 percent of NO_x emissions are derived from vehicle usage. Since neither the project applicant nor the city have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce NO_x emissions to levels that are less than significant. Therefore, NO_x emissions are considered significant and unavoidable.
- **Impact 5.1-4:** The Modified Project has the potential to result in or cause NAAQS or CAAQS violations. The Modified Project's operational-source emissions have the potential to exceed the applicable regional thresholds of significance and would not be consistent with the objectives of the AQMP.

Greenhouse Gas Emissions

Original Project (2016 EIR)

- N/A

Modified Project

- **Impact 5.2-1:** The Modified Project would exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, therefore, Impact 5.2-1 would be significant and unavoidable.
- **Impact 5.2-2:** The Modified Project would exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, therefore, Impact 5.2-2 would be significant and unavoidable.

6. Significant Unavoidable Adverse Impacts

Transportation

Original Project (2016 EIR)

- **Impact 4.16.6.1:** The project will generate traffic onto local streets and intersections. The project would cause one intersection (Central Street/Baxter Road) to operate at an unsatisfactory Level of Service. This is a significant issue.
- **Impact 4.16.6.2:** Intersection Level of Service impacts would exceed City standards at intersections under the Opening Year (2018) condition. This is significant impact and requires mitigation.
- **Impact 4.16.6.3:** Intersection Level of Service impacts would exceed City standards at intersections under the General Plan Buildout (post-2035). This is a significant impact that requires mitigation.
- **Impact 4.16.6.4:** Intersection Level of Service impacts would exceed Caltrans standards on freeway mainline segments or at freeway ramps.

Modified Project

- **Impact 5.4-1:** Intersection Level of Service impacts for freeway segment I-15 NB, South of Baxter Rd. would exceed Caltrans standards on freeway mainline segments and therefore would remain significant and unavoidable because Caltrans does not have a fee program or other improvement programs in place to address the deficiencies caused by development projects in the City.

6. Significant Unavoidable Adverse Impacts

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7. Alternatives to the Modified Project

7.1 INTRODUCTION

7.1.1 Purpose and Scope

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) include a discussion of reasonable project alternatives that would "feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives" (CEQA Guidelines § 15126.6[a]). As required by CEQA, this chapter identifies and evaluates potential alternatives to the Modified Project.

Section 15126.6 of the CEQA Guidelines explains the foundation and legal requirements for the alternatives analysis in an EIR. Key provisions are:

- "[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly." (15126.6[b])

- "The specific alternative of 'no project' shall also be evaluated along with its impact." (15126.6[e][1])

- "The no project analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." (15126.6[e][2])

- "The range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project." (15126.6[f])

- "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)" (15126.6[f][1]).

- "Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." (15126.6[f][2][A])

- "An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative." (15126.6[f][3])

For each development alternative, this analysis:

- Describes the alterative.
- Analyzes the impact of the alternative as compared to the Modified Project.
- Identifies the impacts of the project that would be avoided or lessened by the alternative.
- Assesses whether the alternative would meet most of the basic project objectives.
- Evaluates the comparative merits of the alternative and the project.

According to Section 15126.6(d) of the CEQA Guidelines, "[i]f an alternative would cause…significant effects in addition those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed."

7.1.2 Impacts Significant and Unavoidable, Or Mitigated

Impacts that can be Mitigated to Less Than Significant

- Impact 5.1-3: Would the Modified Project expose sensitive receptors to substantial pollutant concentrations?

Impacts that are Significant and Unavoidable

- Impact 5.1-2: Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during long-term operational activities, or expose sensitive receptors to substantial pollutant concentrations during long-term operational activities?
- Impact 5.1-4: Would the Modified Project conflict with or obstruct implementation of the applicable air quality plan?
- Impact 5.2-1: Would the Modified Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Impact 5.2-2: Would the Modified Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
- Impact 5.4-1: Would the Modified Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

7.1.3 Project Objectives

As described in Section 3.2, the following objectives have been established for the Modified Project and will aid decision makers in their review of the project, the project alternatives, and associated environmental impacts.

1. Develop land located within the City consistent with the City's objectives, as set forth in the general plan and zoning code.
2. Deliver a commercial center that provides a mix of medical office and hotel uses, providing the City with increased employment opportunities, public health services and sustainable tax revenue.
3. Incorporate architectural design elements that reflect the Contemporary Craftsman Architectural Style per the City's Commercial Design Guidelines.
4. Improve local public health and safety by serving the existing and projected growth in Wildomar and the immediate surrounding communities.
5. Reduce vehicular trips outside the City for medical services by increasing the types and capacity of local medical services available.
6. Provide a comprehensive range of high-quality health care services in a seismically safe, state-of-the-art, advanced-care medical facility to serve the Wildomar region.
7. Create a comprehensively planned, advanced-care medical facility that provides community vitality and economic growth in Wildomar and the surrounding region.
8. Improve the jobs/housing balance within the City and the surrounding area.
9. Implement green building features using the standards of the California Green Building Standards Code, and as well as the Leadership in Energy and Environmental Design (LEED) Silver certification requirements or equivalent.
10. Provide a freeway adjacent hotel focused on business and leisure travelers.
11. Locate a public gathering place within the site for use by the Wildomar Historical Society to construct displays highlighting the City's historic heritage.

7.2 ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS

The following is a discussion of the land use alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in this EIR.

7.2.1 Alternative Development Areas

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines § 15126[5][B][1]). Key factors in evaluating the feasibility of potential offsite locations for EIR project alternatives include:

- If it is in the same jurisdiction.
- Whether development as proposed would require a General Plan Amendment.
- Whether the project applicant could reasonably acquire, control, or otherwise have access to the alternative site (or the site is already owned by the proponent). (CEQA Guidelines Section 15126.6[f][1]).

The project applicant does not own or control other comparably sized and located property within the City. In general, any development of the size and type proposed by the project would have substantially the same impacts on air quality, greenhouse gases, hydrology and water quality, and transportation. With the exception of air quality, greenhouse gases, and transportation, impacts were found to be less than significant with mitigation incorporated. It was determined, therefore, that it is unlikely that there is an alternative project site that could potentially meet the objectives of the Modified Project and reduce significant impacts of the project as proposed.

7.2.2 No Build Alternative

The No Build Alternative assumes that development under the Modified Project would not occur, and the site would remain vacant. However, the Original Project, which proposed 75,000 square feet of commercial retail uses on approximately 12 acres of the 36-acre site, 204 multi-family apartments on 11 acres of the site, and 66 single-family units on 13 acres of the site, was approved in 2016. Therefore, the site is already approved for development. Prior to the Original Project, the project site was designated for development in the County, and then, upon incorporation, the City General Plan. The No Build Alternative would not meet any of the objectives of the Modified Project and is unlikely given the location adjacent to the I-15 interchange, surrounding development, and currently approved development plans.

7.2.3 Reduced Intensity Alternative

The Original Project proposed that the project site would be developed with a lesser amount of commercial development and fewer residential units to generate less traffic and traffic-related impacts on I-15. The Original Project found that this Alternative would not substantially reduce or eliminate significant impacts of the Original Project. Similarly, a Reduced Intensity Alternative of the Modified Project would not substantially reduce or eliminate significant traffic impacts of the Modified Project as the traffic impacts of the Modified Project would be similar to the Original Project.

7.2.4 Modified Mixed-Use Alternative

The Original Project proposed that the project site would be developed with 180 multifamily residential units on two floors above the ground floor of the commercial uses. The Original Project found that the Modified Mixed-Use Alternative would not substantially reduce or eliminate any significant impacts of the Original Project, and would increase air quality and greenhouse gas impacts. Additionally, given that the Modified Project would only change the commercial uses of the Original Project, mixed use development on the site would not be appropriate as residential uses could neither be constructed above the MOB or hotel developments.

7.3 ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

Because the Modified Project's significant impacts are due solely to changes in modelling since the Original Project was approved, there are not any true increases in environmental effects as a result of the Modified Project. Further, the Original Project is already approved and would involve similar intensity of land use. Hence, aside from the No Project Alternative (discussed below), there are no other reasonable, feasible, or viable alternatives appropriate for further analysis that would avoid or substantially reduce the Modified Project's theoretical, new significant impacts, which, again, are solely technical in nature. That is, the only alternatives that could substantially reduce or avoid the new significant impacts would need to be substantially less intense than the No Project Alternative (i.e., the Original Project) – which would be speculative, remove, and not reasonable or feasible since entitlements have already been granted for the Original Project. Therefore, only the No Project Alternative warrants further analysis based on the CEQA criteria discussed above regarding selecting alternatives for further analysis, and it represents a reasonable range of alternatives in this unique circumstance.

The No Project Alternative would have the potential to feasibly attain most of the basic objectives of the project while potentially avoiding or substantially lessening any of the significant effects of the project. This alternative is analyzed in detail in the following sections.

An EIR must identify an "environmentally superior" alternative and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior an alternative from among the others evaluated. Each alternative's environmental impacts are compared to the Modified Project and determined to be environmentally superior, neutral, or inferior. Section 7.7 identifies the Environmentally Superior Alternative. However, as substantiated in Section 7.2, there are no other appropriate alternatives besides the No Project alternative. The preferred land use alternative (Modified Project) is analyzed in detail in Chapter 5 of this DSEIR.

7.3.1 Alternatives Comparison

The following statistical analysis provides a summary of general socioeconomic buildout projections determined by the Modified Project and the No Project alternative, including the Modified Project. It is important to note that these are not growth projections. That is, they do not anticipate what is likely to occur by a certain time horizon, but provide a buildout scenario that would only occur if all the areas of the City were to develop to the probable capacities yielded by the No Project alternative. The following statistics were developed as a tool to understand better the difference between the alternatives analyzed in the DSEIR. Table 7-1, *Buildout Statistical Summary,* identifies Citywide information regarding dwelling unit, population and employment projections, and also provides the jobs to housing ratio for each of the alternatives.

Table 7-1 Buildout Statistical Summary

	Modified Project	No Project/Existing General Plan Alternative
Dwelling Units	270	270
Commercial (sq. ft.)	-	75,000
Hotel (rooms)	102	-

MOB (sq. ft.)	84,000	-
Population	653	653
Employment	132	150
Jobs-to-Housing Ratio	0.48	0.55

7.4 NO PROJECT/EXISTING GENERAL PLAN ALTERNATIVE

The No Project Alternative is required to discuss the existing conditions at the time of the notice of preparation is published and evaluate what would reasonably be expected to occur in the foreseeable future if the Modified Project is not approved (CEQA Guidelines, Section 15126.6(e)). Pursuant to CEQA, this Alternative is also based on current plans and consistent with available infrastructure and community services. Therefore, the No Project Alternative assumes that the Modified Project would not be adopted and development on the site would be consistent with the projected buildout in the General Plan, as analyzed in the 2016 Certified EIR for the Original Project.

7.4.1 Aesthetics

Impacts associated with aesthetics includes the degradation of scenic vistas, scenic resources, and increased light and glare. Similar to the Modified Project, the No Project Alternative would not impact a scenic vista or scenic resource in the City. Under the No Project Alternative, development would be consistent with what was analyzed in the 2016 Certified EIR for the Original Project which includes the development of 270 dwelling units (multi- and single-family) and 75,000 square feet of commercial/retail space on the project site which found impacts to aesthetics to be less than significant. The No Project Alternative would comply with the City's design guidelines and Municipal Code, and would not impact scenic resources, scenic vistas, or cause significant light and glare impacts.

The Modified Project would result in similar aesthetic impacts as the No Project Alternative. As with the Modified Project, aesthetic impacts would be considered less than significant.

7.4.2 Agriculture and Forestry Resources

Under this Alternative, development would be consistent with what was analyzed in the 2016 Certified EIR for the Original Project; therefore, the construction of 270 dwelling units and 75,000 square feet of commercial/retail space would occur on the site. The project site does not contain forestland and the Farmland Mapping and Monitoring Program does not designate the site as Prime, Unique, or Farmland of Statewide Importance. Therefore, neither the Modified Project nor the No Project Alternative would result in significant impacts to agriculture and forestry resources. Impacts of the Modified Project would be similar to the No Project Alternative.

7.4.3 Air Quality

Construction and operational activities would occur under both the Modified Project and the No Project Alternative; the Modified Project would construct housing, a hotel, and MOB, and the No Project Alternative would result in housing and commercial/retail space.

Construction emissions for both the No Project Alternative and the Modified Project would be comparable. Similarly, operational emissions for both the No Project Alternative and the Modified Project would also be comparable. However, as a result of a new air quality model, operational emissions of the Modified Project have been conservatively deemed significant in this Draft SEIR. These significant and unavoidable impacts are solely due to the new air quality model that was adopted after approval of the Original Project, and therefore, causes the calculated impacts to exceed the threshold, despite similar emissions between the No Project Alternative and the Modified Project. Therefore, although there is a new conclusion as to significance, the air quality impacts of the Modified Project would be similar to the No Project Alternative.

7.4.4 Biological Resources

Both the No Project Alternative and the Modified Project would result in construction and operational activities. Ground clearing would be required to remove vegetation on the site, some of which are classified as special status plant species, such as the paniculate tarplant. Additionally, the presence of potentially suitable habitat for burrowing owls exist onsite. Moreover, the construction activities onsite would result in impacts to riparian habitat, drainages, and migratory wildlife. As with the Modified Project, the No Project Alternative would require mitigation measures to reduce impacts to less than significant levels. Therefore, impacts to biological resources would be similar for the Modified Project and the No Project Alternative.

7.4.5 Cultural Resources

Development would occur under both the No Project Alternative and the Modified Project. The project site is currently vacant and does not contain historic resources. However, as grading and excavation activities would occur, archaeological resources and human remains could be discovered during construction activities. With the implementation of mitigation measures, impacts would be less than significant for both the Modified Project and the No Project Alternative. Impacts to cultural resources of the Modified Project would be similar to the No Project Alternative.

7.4.6 Energy

Construction and operation of either the Modified Project or the No Project Alternative would result in short-term energy and fuel use during construction activities and long-term increase energy and fuel use during operational activities. Both the Modified Project and the No Project Alternative would be required to comply with the latest CBC requirements, as well as federal, state, and local regulations pertaining to energy and conservation. Therefore, energy impacts of the No Project Alternative would be similar to the Modified Project, and impacts would be less than significant.

7.4.7 Geology and Soils

The project site is approximately 2.6 miles east of the Temecula Branch of the Elsinore Fault; the eastern portion of the site is located within a Riverside County Fault Hazard Zone. No active faults are present onsite. Liquefaction, landslides, and the expansion of soils have a low potential of occurring at the site. The site is susceptible to subsidence. Construction activities could uncover paleontological resources. Both the Modified Project and the No Project Alternative would be required to implement mitigation measures and comply with the California Building code to reduce impacts to less than significant. Impacts to geology and soils of the Modified Project would be similar to the No Project Alternative.

7.4.8 Greenhouse Gas Emissions

Construction and operational activities would occur under both the Modified Project and the No Project Alternative. The Modified Project has the potential to generate approximately 7,840.76 $MTCO_2e$ per year. The No Project Alternative would generate 6,271.94 $MTCO_2e$ per year with the implementation of mitigation measures; the Original Project stated that impacts would be less than significant with mitigation incorporated. However, as a result of a new GHG emissions model, operational emissions of the Modified Project have been conservatively deemed significant in this Draft SEIR. These significant and unavoidable impacts are solely due to the new GHG emissions model that was adopted after approval of the Original Project, and therefore, causes the calculated impacts to exceed the threshold, despite similar emissions between the No Project Alternative and the Modified Project. In fact, the Modified Project will have fewer GHG emissions than the No Project Alternative. Therefore, although there is a new conclusion as to significance, the GHG impacts of the Modified Project would be less than the No Project Alternative

7.4.9 Hazards and Hazardous Materials

The project site has been used for agricultural purposes since the early 1930s, and a limited Phase II soil sampling report was prepared and found no elevated levels of pesticides or arsenic-containing compounds. However, as the site previously had a residential structure on it, the existence of a septic tank or water well could exist. The project site is not listed as a hazardous materials site and is not within the Skylark Airport Influence Policy Area. Additionally, the project site does not have any risks of wildfires. The Modified Project and the No Project Alternative would both include construction and operational activities, however, given the nature of the Modified Project and the No Project Alternative, the routine use, transport, or disposal of hazardous materials would not result in significant impacts. Like the Modified Project, the No Project Alternative would result in less than significant impacts with the incorporation of mitigation measures. Compared to the Modified Project, impacts of the No Project Alternative would be similar.

7.4.10 Hydrology and Water Quality

Under the No Project Alternative and the Modified Project, development would occur. Construction and operational activities could impact water quality and result in an increase in water demand and impervious surfaces. The project site is not within a flood zone and would not subject the occupants to tsunamis, seiches,

or floods due to dam inundation. Upon compliance with state and local regulations, impacts of the Modified Project and the No Project Alternative would be similar; impacts would be less than significant.

7.4.11 Land Use and Planning

Neither the Modified Project nor the No Project Alternative would divide an established community as most of the surrounding area is residential, and the existing residential communities would be more contiguous with the project site. Additionally, both the Modified Project and the No Project Alternative would be consistent with land use plans, policies, and regulations. Impacts of the Modified Project and the No Project Alternative would be similar; impacts would be less than significant.

7.4.12 Mineral Resources

The project site is designated MRZ-3a where minerals in this category have undetermined value and are not considered locally-important mineral resource recovery sites. Development of either the Modified Project or the No Project Alternative would not result in the loss of mineral resources. Impacts of the Modified Project and the No Project Alternative would be the same. No impact would occur.

7.4.13 Noise

Under both the Modified Project and the No Project Alternative, short-term noise would occur during the construction activities. The use of construction equipment on the site would generate varying levels of ground vibration. Additionally, the project site is not within the influence zone of policy area of the Skylark Field Airport. As with the Modified Project, the No Project Alternative would result in similar impacts to noise; impacts would be less than significant.

7.4.14 Population and Housing

Both the Modified Project and the No Project Alternative would result in approximately 653 residents. The Modified Project would generate approximately 132 jobs and the No Project Alternative would generate approximately 150 jobs. As the project site is vacant, no people or housing would be displaced. The Modified Project and the No Project Alternative would result in less than significant impacts. Impacts of the Modified Project would be less than the No Project Alternative.

7.4.15 Public Services

Both the No Project Alternative and the Modified Project would result in an increase in residents and employees, thereby increasing the need for fire and police protection, school services, park services, as well as other public facilities. With the payment of applicable impact fees and developer impact fees, impacts would be less than significant. The Modified Project would result in similar impacts as the No Project Alternative.

7.4.16 Recreation

The demand for parks and recreational services are generally generated from residential uses. As both the Modified Project and No Project Alternative would generate approximately 653 residents, as well as pay development impact fees, impacts would be similar and less than significant.

7.4.17 Transportation

Both the Modified Project and the No Project Alternative would result in significant and unavoidable impacts to intersections and freeway segments in the City. The Modified Project would generate 735 more daily trips (5,512 daily trips) than the No Project Alternative (4,777 daily trips). VMT under the No Project Alternative would be similar to the Modified Project, as the No Project Alternative proposed regional-serving retail uses which generate higher a VMT than local-serving retail. Although the Modified Project would generate more trips than the No Project Alternative, impacts would be similar and significant and unavoidable for both the No Project Alternative and the Modified Project.

7.4.18 Tribal Cultural Resources

The project site is vacant and therefore, there are no resources that are listed or eligible for listing in the California Register of Historical Resources. Implementation of either the Modified Project or this Alternative could uncover tribal cultural resources during grading and ground disturbing activities. Therefore, the potential tribal cultural resources impacts would be similar to the Modified Project and would be less than significant with mitigation incorporated.

7.4.19 Utilities and Service Systems

The No Project Alternative would generate a greater demand for water and wastewater, and generate less solid waste than the Modified Project. As with the Modified Project, impacts of the No Project Alternative would be less than significant, but impacts of the No Project Alternative would be greater than the Modified Project.

7.4.20 Wildfire

Under this Alternative, a decrease in development intensity would occur compared to the Modified Project. The project site is not at risk of wildfires and is located in an urbanized area. Therefore, impacts associated with wildfires would be similar to the Modified Project, and would be less than significant.

7.4.21 Conclusion

Impacts of No Project Alternative would be similar for aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public resources, recreation, transportation, tribal cultural resources, and wildfire. The No Project Alternative's impacts would be greater for greenhouse gas emissions, population and housing, and utilities and service systems than the Modified

Project's impacts. The No Project Alternative would meet all of the project objectives except Objective 2, Objective 4, Objective 5, Objective 6, Objective 7, Objective 9, Objective 10, and Objective 11.

7.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires a lead agency to identify the "environmentally superior alternative" and, in cases where the "No Project" Alternative is environmentally superior to the Modified Project, the environmentally superior development alternative must be identified. However, as substantiated above, the only applicable alternative to the Modified Project is the No Project alternative.

8. Impacts Found Not to Be Significant

California Public Resources Code, section 21003 (f) states: "…it is the policy of the state that…[a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment." This policy is reflected in the State CEQA Guidelines, section 15126.2(a), which states that "[a]n EIR [Environmental Impact Report] shall identify and focus on the significant environmental impacts of the Modified Project" and section 15143, which states that "[t]he EIR shall focus on the significant effects on the environment."

State CEQA Guidelines, section 15128 requires that an EIR contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant. This chapter includes an environmental analysis and finding of no impact, less than significant impact, or less than significant with mitigation incorporated for the topics not included in in Chapter 5, *Environmental Analysis*, of this Draft SEIR.

The Modified Project, as compared to the Original Project, would not result in any new significant impacts or an increase in the severity of significant impacts to the following topics: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The following sections provide the thresholds of significance and a brief analysis supporting the determination of no impact, less than significant impact, or Less Than Significant Impact with Mitigation Incorporated. Mitigation measures discussed in this SEIR for the Modified project are shown in Chapter 1.0 Executive Summary. All mitigation measures from both as modified by this SEIR and those from the Original Project, will be part of the Mitigation Monitoring and Reporting Program (MMRP).

8. Impacts Found Not to Be Significant

8.1 AESTHETICS

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

Less Than Significant Impact. As stated in the Original Project, the tallest building on site would be the multifamily apartments which would be three stories, and the project would comply with the City's Municipal Code which restrict the height of buildings in an R-3 Zone to 50 feet. The Modified Project would result in a 5-story hotel and 3-story Medical Office Building (MOB) which would both be 50-feet tall. Similar to the Original Project, the Modified Project would block the views, to some degree, of motorists from I-15 looking west toward the Santa Ana Mountains and motorists and pedestrians traveling along White Street looking toward the Sedco Hills. Blocked views would be limited to the lower portions of the Santa Ana Mountains and Sedco Hills; the peaks would still be visible, as stated in the Original Project. The views of the Santa Ana Mountains can be seen from the northwest and southwest of the project site and the Sedco Hills can be seen from the northeast and southeast of the project site. As with the Original Project, impacts on scenic vistas would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. According to the Original Project, there are no state-designated scenic highways near the project site; however, the portion of the I-15 that intersects State Route 91 and travels south through Riverside County, which is adjacent to the project site, is an Eligible Scenic Highway. Therefore, as with the Original Project, impacts of the Modified Project would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. According to the 2016 EIR, the Original Project would substantially change views of both nearby residents and motorists on adjacent roadways as the project site is vacant. However, consistent with the vision of the City's General Plan, this portion of the City is transitioning from rural to an urban/suburban area. Additionally, as with the Original Project, the Modified Project would be required to comply with all City of Wildomar ordinances and regulations, which would reduce impacts to less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. The project site is currently vacant and does not produce light or glare sources. Existing sources of light and glare in the surrounding area include lights from nearby residential homes, streetlights along I-15, and lighting along Baxter Road. As with the Original Project, development of the Modified Project would introduce new sources of light and glare into the area in the form of street lighting, parking lots, and security lighting for the buildings, and nighttime traffic, as well as landscaping lights. As per the City of Wildomar Municipal Code, building and site lighting must be oriented downward so as to not project direct light rays into the sky or adjacent properties. The City's building permit review process would help ensure that development complies with the City's design standards regulating light and glare. Therefore, as with the Original Project, impacts of the Modified Project would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

8.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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?

No Impact. As stated in the Original Project, according to the State Farmland and Monitoring Program (FMMP), the entire site is classified as Farmland of Local Importance. However, the FMMP does not designate the site as Prime, Unique, or Farmland of Statewide Importance. Therefore, as with the Original Project, the Modified Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural land uses. Therefore, no impact would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

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

No Impact. There is no land zoned for Williamson Act contracts either on the project site or on adjacent properties, as stated in the Original Project. Therefore, no impacts would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

8. Impacts Found Not to Be Significant

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

No Impact. According to the Original Project, the project site is not designated as forestland or timberland, and there is no forestland or timberland adjacent to the project site. Therefore, no impact would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

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

No Impact. There are no forestlands on the site or within the project vicinity. Therefore, as with the Original Project, no impact would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

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

No Impact. The Project site does not contain forest land. Implementation of the Modified Project would not change existing land use or zoning designations and would not result in the conversion of farmland to nonagricultural use or forest land to non-forest use. As with the Original Project, no impact would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

8.3 BIOLOGICAL RESOURCES

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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated. As stated in the Original Project, the Original Project would result in the direct removal of various common plant species that occur in large numbers throughout the region, which would not result in a significant impact. The project would require ground clearing which would require the removal of the paniculate tarplant (*deinandra panicualta*), which is classified as a special status plant species and identified in the southeastern and northeastern portions of the site. However, according to the Original Project, the paniculate tarplant is widely distributed throughout Riverside County and is not considered for coverage under the Multiple Species Habitat Community Plan (MSHCP). Therefore, the paniculate tarplant is not considered sensitive. As with the Original Project, the Modified Project would result in less than significant impacts. According to the Original Project, there are 13 special-status species that were determined to have potential to occur on or near the project site. However, after focused surveys, all special-status species were determined to have low potential for occurring on site; nonetheless, impacts to these species are still potentially significant due to the presence of potentially suitable habitat for burrowing owl. With the implementation of the Mitigation Measure 4.4.6.1A, from the Original Project, impacts for the Modified Project would be the same as the Original Project – Less Than Significant Impact with Mitigation Incorporated.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measure 4.4.6.1A:** Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future.

  In the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required.

  If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional Conservation Authority (RCA), and the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements:

  - The locations of the nests and the owls proposed for relocation.
  - The locations of the proposed relocation sites.
  - The numbers of adult owls and juveniles proposed for relocation
  - The time of year when relocation is proposed to take place.

- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates or the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-terms retention on the relocation site.

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

Less Than Significant Impact with Mitigation Incorporated. According to the Original Project, approximately 3.9 percent of the plant communities on site are native and approximately 11 percent of the plant communities off site are native. Of the existing native plant communities, southern willow scrub/eucalyptus woodland and southern riparian scrub are considered sensitive. Although the riparian communities are not in optimal condition, they are still considered sensitive plant communities. As with the Original Project, the Modified Project would remove these communities during construction. Therefore, as with the Original Project, impacts of the Modified Project would be less than significant upon the implementation of the Mitigation Measure 4.4.6.2A, from the Original Project.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measure 4.4.6.2A:** Prior to ground disturbance or issuance of a grading permit, impacts to 0.36 acre of southern willow scrub/eucalyptus woodland (including 0.33 acre on site and 0.03 acre off site) and 0.10 acre of southern riparian scrub (off site) shall be compensated for by the developer providing no less than a 1:1 ratio of off-site land within the Santa Margarita Watershed or an adjacent watershed to be acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an established off-site mitigation bank or in-lieu fee program. Purchase of mitigation credits shall occur prior to any impacts to the southern willow scrub/eucalyptus woodland or southern riparian scrub habitats.

  Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat within the Santa Margarita Watershed or an adjacent watershed pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to the southern willow scrub/eucalyptus woodland and southern riparian scrub habitats, and shall provide details as to the implementation of the mitigation, maintenance, and future

monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the affected habitat.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact with Mitigation Incorporated. As indicated in the Original Project, the project site does not include any federally protected wetlands. However, the site supports non-wetland, ephemeral drainages that may be regulated by the Clean Water Act (CWA). The project site contains an onsite drainage feature as well as two off-site drainage features. The onsite drainage feature was determined to be formed by human-controlled discharge from the northern rural landowner's swimming pool. Since this drainage feature is isolated from downstream jurisdictional features, it is not considered a United States Army Corps of Engineers (USACE) jurisdictional "waters of the US" subject to concurrence by the USACE. However, the onsite drainage feature is considered "waters of the State" and therefore, the project would have a significant impact to the jurisdictional feature. The offsite drainages were determined to lack the biological functions and values of riparian/riverine areas and were not suitable habitat for the amphibians, birds, fish, invertebrate-crustacean, and plant species. It was determined that the Original Project would have a total direct impact to approximately 0.13 acre of riparian/riverine areas both on- and off-site. Additionally, indirect impacts to the following hydrologic functions could occur: flood storage, flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxic trapping, public use, and wildlife habitat. Therefore, as with the Original Project, impacts of the Modified Project would be Less Than Significant Impact with Mitigation Incorporated.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measure 4.4.6.3A:** Prior to the issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 404 permit from the RQQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code form the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:
    - Off-site replacement and/or restoration of USACE/RWQCB jurisdictional "waters of the U.S." or "waters of the State" within the Santa Margarita Watershed at a ratio of no less than 1:1 or within an adjacent watershed at a ration of no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.

- Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.
- Approval of a project-specific Determination of a Biologically Equivalent or Superior Preservation (DBESP) report by the resource agencies as appropriate and consistent with established MSHCP procedures.

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?

Less Than Significant Impact with Mitigation Incorporated. The project site is adjacent to I-15 to the east and nearby rural and suburban residential development to the north and west. There is vacant land to the south of the project site, however, suburban residential developed areas occur beyond this open area. Due to the developed nature of the surroundings, regional movement of wildlife is restricted around the project site, as indicated in the Original Project. Although the project site would offer limited opportunities for regional wildlife movement, it could provide opportunities for smaller scale movement. Although development of the site may disrupt local migration movements, these impacts would be less than significant. The project site and surroundings contain suitable nesting habitat for several tree-, shrub-, and ground-nesting avian species. As with the Original Project, the Modified Project would result in a less than significant impact upon the implementation of mitigation measures.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measures

- **Mitigation Measure 4.4.6.4A:** Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of potentially occurring native and migratory bird species generally February 1 to September 15). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the MBTA or CFGC are present in the construction zone. If active nests of these species are found, the developer shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected songbird nests. In the event of no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, Mitigation Measure 4.4.6.4B shall also apply.

- **Mitigation Measure 4.4.6.4B:** If it is determined that project-related grading or construction will affect nesting special status avian species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.4A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.

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

No Impact. The City of Wildomar does not have a local tree ordinance or any other local ordinance that pertains to the protection of biological resources. Therefore, as with the Original Project, the Modified Project would result in no impact.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact with Mitigation Incorporated. The project site is located within the Elsinore Area Plan of the MSHCP and requires compliance with the protection of species associated with riparian/riverine areas and vernal pools. However, as stated in the Original Project, the project site is not within or adjacent to a Criteria Cell, a designated Cell Group, or a subunit within the Elsinore Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The project site is separated from the nearest cell group by I-15, undeveloped land, and scattered rural residential lots. Because the Original Project would affect 0.13 area of riparian/riverine areas, a DBESP analysis was prepared to provide details on the impacts and compensatory mitigation to comply with the MSHCP. Additionally, although the project site does not currently support burrowing owls, there is potential for them to exist on the project site in the future. Compliance with the Riparian/Riverine and Burrowing Owl sections for the MSHCP and the payment of the MSHCP development fee, as well as the implementation of Mitigation Measure 4.4.6.1A would reduce impacts of the Modified Project to less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

8.4 CULTURAL RESOURCES

Would the project:

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

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

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

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

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

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

The Original Project indicated that the project site contained the Brown House which was originally located on the Brown Ranch at 22060 Grand Avenue in the City of Wildomar, and was relocated to the project site in 2006. Various studies conducted on the Brown House indicated that it does not meet the eligibility criteria for state or federal historical listing, therefore, impacts to the Brown House would not be significant under CEQA. However, the project site is currently vacant, and no longer contains the Brown House as it was demolished in 2017 (Wildomar 2017). Therefore, no impacts would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact with Mitigation Incorporated. According to the Original Project, no resources have been mapped on the project site or within the immediate surrounding area, however, there are eight cultural resources within one-mile of the project site. Additionally, a Sacred Land File search revealed that the site did not contain Native American cultural resources. No archaeological sites were discovered during the field survey, however, it is possible that cultural artifacts may be uncovered during grading. With the implementation of the following mitigation measures, impacts of the Modified Project, as with the Original Project, would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measures

- **Mitigation Measure 4.5.6.1A:** At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe if grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

- **Mitigation Measure 4.5.6.1B:** Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

- **Mitigation Measure 4.5.6.1C:** Prior to issuance of any grading permit, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor and a Pechanga Tribal monitor to be present and to have the authority to temporarily stop and redirect grading activities in order to evaluate the significance of any archaeological and cultural resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.

- **Mitigation Measure 4.5.6.1D:** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist, and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The City Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Wildomar City Council.

- **Mitigation Measure 4.5.6.1E:** All cultural materials, that are collected during the grading monitoring program and, if applicable, from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods, and human remains which will be addressed in the Treatment Agreement required in Mitigation Measure 4.5.6.1A shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

8. Impacts Found Not to Be Significant

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

Less Than Significant Impact with Mitigation Incorporated. The project site is currently undeveloped and there is no evidence to suggest that the project site has been utilized in the past for human burials. In the unlikely event that human remains are discovered during grading or construction activities within the project site, compliance with State law (Health and Safety Code § 7050.5) (HSC § 7050.5) would be required. These requirements area imposed on any construction activity in which human remains are detected, and include the following provisions:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
    - The coroner of the County in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required; and
    - If the coroner determines the remains to be Native American:
        - The coroner shall contact the Native American Heritage Commission within 24 hours;
        - The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American;
        - The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of which appropriate dignity the human remains and any associated grave goods as provided in Public Resources Code § 5097.98 (PRC § 5097.98); or
    - Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further and future subsurface disturbance pursuant to PRC § 5097.98(e).
        - The NAHC is unable to identify a most likely descendant.
        - The most likely descendant is identified by the NAHC, fails to make a recommendation within 48 hours of being granted access to the site; or
        - The landowner or his authorized representative reject the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

As with the Original Project, the Modified Project would comply with the California State Health and Safety Code § 7050.0 and Public Resources Code § 5097.98. Therefore, impacts would be less than significant with the incorporation of mitigation.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measure 4.5.6.1F:** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section

5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure 4.5.6.1A.

- **CUL-1:** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

8.5 ENERGY

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?

Less Than Significant Impact. The Modified Project would comply with state law by minimizing idling of construction equipment and reduce construction waste by recycling. Construction impacts would be short-term and less than significant. During operations, the Modified Project would comply with state laws pertaining to energy efficiency such as SB 100. Additionally, the Modified Project would implement green building features using the standards of the California Green Building Standards Code. Therefore, the Modified Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction operation, and impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. The Modified Project would be required to comply with the latest CBC requirements, including CBC Energy Efficiency Standards, as well as federal, state, and local rules and regulations pertaining to energy consumption and conservation. Through the implementation and compliance with federal, state, and local regulations, the Modified Project would not conflict with or obstruct plans for energy or energy efficiency, and impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

8.6 GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Less Than Significant Impact. As indicated in Original Project, the nearest fault that could cause substantial damage to the project is the Temecula branch of the Elsinore Fault approximately 2.6 miles west of the project site. The eastern portion of the site is located within a Riverside County Fault Hazard Zone. The Original Project indicated that there were no active faults present on site and that the no significant impacts would occur. As with the Original Project, impacts of the Modified Project would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

ii) Strong seismic ground shaking?

Less Than Significant Impact with Mitigation Incorporated. According to the Original Project, the nearest fault to the project site is the Temecula branch of the Elsinore Fault, which had the highest peak site acceleration of 0.844 g. The next nearest fault is the Glen Ivy branch of the Elsinore Fault, which has a peak site acceleration of 0.593 g. Therefore, the project site is expected to be subject to moderate to severe ground shaking in the event of a major earthquake on any of the nearby faults. In addition to compliance with current California Building Code (CBC) requirements, mitigation measures would be required in order to reduce impacts to less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measure 4.6.6.1A:** The developer shall implement the seismic design recommendations of the project geotechnical assessment conducted by Geocon West, Inc. dated Match 26, 2015 (revised). These site-specific recommendations shall be incorporated as appropriate into project building plans, project grading, etc.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load-supporting capability when subjected to intense shaking. During intense shaking, any structures on these sediments may float, sink, or tilt as if on water. Liquefaction potential varies based on three main

factors: 1) cohesionless, granular soils with relatively low densities (usually of Holocene age); 2) shallow groundwater (less than 50 feet); and 3) moderate to high seismic ground shaking. Lateral spreading refers to lateral displacement of large, surficial blocks of soil as a result of pore-pressure buildup or liquefaction in a subsurface layer.

The potential for liquefaction generally occurs during strong ground shaking within relatively cohesionless loose sediments where the groundwater is typically less than 50 feet below the surface. As indicated in the 3016 Certified EIR. The project site is located in an area of moderate liquefaction potential based on underlying soil deposits. However, the Pauba Sandstone and granitic bedrock found below the onsite soils are well-consolidated and not considered to be susceptible to liquefaction. Therefore, with remedial grading, the potential for liquefaction on site is very low. As with the Original Project, impacts of the Modified Project would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

iv) Landslides?

Less Than Significant Impact. Susceptibility of slopes to landslides and other slope failures depends on several factors that are usually present in combinations—steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, seismic activity, etc.

According to the Original Project, the project site consists of gently rolling hills with a general slope of approximately 3.4 percent. The gently sloping topography of the site would not be subject to landslides, and the project site is not near or in the path of any known potential landslides. Therefore, as with the Original Project, impacts of the Modified Project would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. Erosion is a normal and inevitable geologic process whereby earthen materials are loosened, worn away, decomposed, or dissolved, and removed from one place and transported to another. Precipitation, water, waves, and wind are all agents of erosion.

Prior to the issuance of grading permits, the Project Applicant would be required to prepare and submit detailed grading permits as each phase is developed. These plans would be prepared in conformance with applicable standards of the City of Wildomar. As the original and Modified Projects would disturb more than one acre, an NPDES permit and SWPPP would be required to address erosion and discharge impacts associated with the proposed onsite grading and construction. Compliance with stormwater regulations include minimizing storm water contact with potential pollutants by providing covers and secondary containment for construction materials, designating areas away from storm drain systems for storing equipment and materials and implementing appropriate practices on the construction site. The soils covering the site have a low erosion hazard potential and because the project would be required to obtain an NPDES Permit, and prepare a SWPPP and WQMP, construction would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. Refer to Impacts 8.6(a)(iii) and (iv) for information on liquefaction and landslides.

As stated in the Original Project, while the project does not propose any activity known to cause damage by subsidence, the site is considered susceptible to subsidence. The Pauba Sandstone and alluvium overlying granitic bedrock has been shown in the past to be a factor in subsidence. However, after remedial grading, subsidence would be low. Additionally, due to the dense and well-consolidated nature of the soils on the project site, seismically-induced settlement is not anticipated. Therefore, impacts to landslides, lateral spreading, subsidence, liquefaction, and collapse would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. The Original Project determined that the soils onsite have a very low expansive potential. Therefore, as with the Original Project, impacts of the Modified Project would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

No Impact. As with the Original Project, the Modified Project would be connected to existing wastewater facilities (sewer) owned and operated by the Elsinore Valley Municipal Water District, and septic tanks would not be used. Therefore, no impact would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact with Mitigation Incorporated. As stated in the Original Project, the majority of the project site is underlain by younger Quaternary alluvial fan deposits and Pleistocene Pauba Formation, both of which have produced vertebrate fossils in the past. However, there are no known paleontological resources located within the project limits. Because both the younger Quaternary alluvial fan deposits and Pleistocene Pauba Formation have yielded paleontological resources in Southern California, the area is considered paleontologically sensitive. Upon the implementation of mitigation measures, the Modified Project, as with the Original Project, would be less than significant.

8. Impacts Found Not to Be Significant

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measure 4.5.6.2A:** If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Wildomar. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued.

- **Mitigation Measure 4.5.6.2B:** A qualified paleontologist shall be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification of a trained professional.

8.7 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

Less Than Significant Impact. As with the Original Project, the Modified Project would not include the routine use, transport, or disposal of hazardous materials, and the Modified Project would be consistent with the General Plan policies regarding hazards and hazardous materials, as shown in Table 4.8A, *General Plan Consistency Analysis,* on page 4.8-7 of the 2016 DEIR. Therefore, impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact with Mitigation Incorporated. According to the Original Project, the Phase I ESA historical review determined that the project site has been used for agricultural purposes since the early 1930s and was developed with orchards around 1938. While the project site is not actively being used as an orchard, the Original Project indicated that remnant olive trees still exist on the western portion of the site. A limited Phase II soil sampling report was prepared and found no elevated levels of pesticides or arsenic-containing compounds which might be from past applications of agricultural chemicals. Therefore, as with the Original Project, the Modified Project would result in less than significant impacts. As a residence was previously onsite, the existence of a septic tank or water well onsite could exist, and due to the lack of information, mitigation is required. As with the Original Project, impacts of the Modified Project would be Less Than Significant Impact with Mitigation Incorporated.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measures 4.8.6.1A:** Prior to grading, evidence of the existence or absence of a septic tank and/or water well shall be identified. If a septic tank and/or water well is present onsite, it will be removed and disposed of by a licensed contractor under the direction of the Riverside County Health Department.

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

Less Than Significant Impact. According to the Original Project, the nearest schools to the project site are Cornerstone Christian School, which is located approximately 0.2-mile northeast of the site, and the California Lutheran High School, which is approximately 0.4-mile southwest of the project site. Given the residential and commercial nature of the project, the type of hazardous materials that would be used during construction and operation would be limited, and the handling and disposal of all materials would be subject to applicable state

and federal standards, ordinances, and regulations. Therefore, as with the Original Project, the Modified Project would result in less than significant impacts.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. According to the Original Project, the project area is not listed on any of the searched regulatory databases provided by Environmental Data Resources (EDR). Since neither the project site nor areas in the vicinity of the project site are listed as hazardous materials sites, as defined by Government Code Section 65962.5, there would be a less than significant impact.

The Modified Project would not result in new or substantially more severe significant impacts.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. The nearest airport to the project site is the Skylark Field Airport in Lake Elsinore approximately 1.9 miles northwest of the site, however, as stated in the Original Project, the project site is not within the Skylark Airport Influence Policy Area. As shown in Table 4.8.B, *General Plan Consistency Analysis,* on page 4.8-8 of the 2016 DEIR, the project is consistent with the City's goals and policies related to airport land use compatibility plans. Therefore, impacts of the Modified Project, as with the Original Project, would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. As with the Original Project, the Modified Project would be designed, constructed, and maintained in accordance with applicable standards associated with vehicular access, ensuring that adequate emergency access and evacuation would be provided. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required roads closures. Compliance with existing regulations for emergency access and evacuation would ensure that impacts related to this issue are less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. According to the Original Project, the areas around the project site are prone to very high, high, and moderate fire risks. However, the project site is in an urbanized area that, according to

the City of Wildomar General Plan, does not have any risk of wildfires. As shown in Table 4.8.C, *General Plan Consistency Analysis,* on page 4.8-10 of the 2016 DEIR, the project would be consistent with the General Plan Safety Element. Therefore, the Modified Project, as with the Original Project, would result in less than significant impacts.

The Modified Project would not result in new or substantially more severe significant impacts.

8.8 LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

Less Than Significant Impact. The project site is currently vacant, and would include the construction of a hotel and MOB, in addition to the residential component of the Original Project. The adjacent properties west and north of the project site are residential, and the adjacent property south of the site is vacant; commercial uses are located to the east of the I-15 which bounds the eastern project site boundary. As the majority of the surrounding area is residential, the existing residential communities would become more contiguous with the project site once it is developed. As with the Original Project, impacts of the Modified Project would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. As indicated in the Original Project, the project would be generally consistent with the goals of SCAG's Regional Comprehensive Plan (RCP), Compass Plan, and Regional Transportation Plan (RTP), and would be consistent with the Water Quality Control Plan for the San Diego Basin and Riverside County Drainage Area Management Plan (DAMP), as shown in Table 4.10.B, *General Plan Consistency Analysis,* on page 4.10-10 of the 2016 DEIR, and Table 4.10.D, *Discussion of RTP Outcomes and Performance Measures/Indicators,* on page 4.10-23 of the 2016 DEIR. Therefore, as with the Original Project, the Modified Project would result in a less than significant impact.

The Modified Project would not result in new or substantially more severe significant impacts.

8.9 MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The project site is designated MRZ-3a; minerals in this category have undetermined value and are not considered locally-important mineral resource recovery sites. Therefore, as with the Original Project, the Modified Project would not result in the loss of known mineral resources in the region.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

No Impact. See response to Impact 8.9(a). All of Wildomar is also designated as MRZ-3a, and while it is possible that the site could yield mineral resources, the physical characteristics of the site provide no indication of a unique or valuable mineral resource. Development of the site would not result in the loss of mineral resources; neither the General Plan nor the zoning ordinance designates the site for mining or mineral extraction uses. Therefore, as with the Original Project, no impacts would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

8.10 NOISE

Would the project:

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?

Less Than Significant Impact with Mitigation Incorporated. Short-term noise would occur during the construction of the project. Noise would be generated from the transportation of construction equipment and commute of construction crew. Noise would also be generated during construction activities. Site preparation which includes excavation and grading would generate the highest noise levels due to the earthmoving equipment. As indicated in the Original Project, the highest noise levels would occur during the grading phase where noise experienced by the closest sensitive receptor, 50 feet north of the site, could reach up to 87.1 L_{eq} dBA. Therefore, mitigation is required to reduce impacts to less than significant. Moreover, Tables 4.12.E through 4.12.G on pages 4.12-29 through 4.12-31 of the 2016 DEIR, present the roadway traffic noise analysis; the project is expected to generate an unmitigated exterior noise level of up to 1.6 dBA. The greatest noise level increase would occur on Monte Vista Drive south of Bundy Canyon Road. As noise levels at this location do not exceed 65 dBA in the no project condition, the addition of the project traffic would not create a significant noise level increase, according to the 2016 DEIR. As a result, the project would not produce a substantial increase in noise as a result of increasing traffic in the study area. Impacts related to this issue are less than significant. However, since exterior noise levels may potentially exceed the General Plan standard, the noise study analyzed "windows closed" conditions to ensure interior noise is below the 45 dBA CNEL interior standard. As shown on Table 4.12.H on page 4.12-32 of the 2016 DEIR, noise levels at the multifamily housing adjacent to the I-15 would exceed the City's exterior noise standard, and would result in a potentially significant impact. As the residential component of the Original Project would remain the same under the Modified Project, this impact would continue to be significant and would require mitigation to reduce impacts to less than significant. The proposed MOB and hotel would generate stationary-source noise, similar to the commercial/retail noise sources identified in the Original Project, such as two-axel truck deliveries, rooftop air conditioning units, parking lot vehicle movements, and trash compacting. Compliance with the City General Plan interior and exterior noise levels would be adhered to. Impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measure

- **Mitigation Measure 4.12.6.1A:** A construction noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan shall identify the location of construction equipment and activity, proximity to identified noise receptors, and demonstrate either a minimum 10 dBA reduction in noise levels off-site, or that noise levels would not exceed 85 dBA at any time when measured at the nearest property line of noise receptors. Methods to mitigate construction noise may include (but shall not be limited to):

- Install temporary noise control barriers, or equally effective noise protection measures. The noise barriers shall be maintained, and any damage promptly repaired. Noise control barriers and associated elements shall be completely removed, and the site appropriately restored upon the conclusion of the construction activity.
- During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise-sensitive receivers nearest the project site during all project construction.

- **Mitigation Measure 4.12.6.2A:** To satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria, lots facing the I-15 Freeway will require a Noise Level Reduction (NLR) of up to 27.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). Specific window recommendations will be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details. The preliminary interior noise analysis indicates that in order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project shall provide the following noise mitigation measures:

  - **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum STC of 32.
  - **Exterior Walls:** Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 × 4 studs or greater, 16" o.c. with R13 insulation, a minimum ⅞" exterior surface of cement plaster and a minimum interior surface of ½" gypsum board.
  - **Doors:** All exterior doors shall be well weather-stripped solid core assemblies at least 1¾" thick.
  - **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least ½" thick. Insulation with at least a rating of R-19 shall be used in the attic space.
  - **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code.
  - **Landscaping**: A screen of planting containing predominantly evergreen tree and shrub species between the property and the freeway will help to reduce noise and visual impacts associated with freeway vehicle movement.

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

Less Than Significant Impact. Construction of the project would generate varying levels of ground vibration depending on the equipment and methods used, distance to the affected structures, and soil types. Heavy construction equipment, such as large bulldozers and haul trucks have the greatest potential of

producing vibration impacts. According to the Original Project, the nearest sensitive receptor is located approximately 50 feet north of the project site and the maximum level of vibration felt by this receptor would be 78 VdB, which is below the FTA human annoyance standard of 80 VdB. Construction would be short-term and intermittent. Delivery trucks during operation of the project would not be expected to generate a vibration level of greater than 65 VdB. Therefore, as with the Original Project, the Modified Project would result in less than significant impacts.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. The closest airport to the project site is the Skylark Field Airport in the City of Lake Elsinore approximately 1.9 miles northwest of the site, as indicated in the Original Project. However, the project site is not within the influence zone of policy areas of the Airport, and Skylark Field Airport does not have a Land Use Compatibility Plan. As with the Original Project, the Modified Project would not have the potential to expose people to excessive noise levels from airport operations; impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

8.11 POPULATION AND HOUSING

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)?

Less Than Significant Impact. As stated in the Original Project, the project is a mixed-use development that would contribute to jobs and housing. The residential portion of the project is expected to generate approximately 653 people. The hotel and MOB are expected to generate approximately 29[1] employees and 103[2] employees (SCAG 2001). The hotel and MOB would generate a total of approximately 132 employees, which is 18 employees less than the commercial/retail component employment generation of the Original Project, which was estimated to generate 150 employees. As with the Original Project, the Modified Project would generate housing and jobs within the City; however, the Modified Project's jobs-to-housing ratio, 0.48, would be less than the Original Project's jobs-to-housing ration of 0.55. According to the Original Project, both the proposed and Original Projects' jobs-to-housing ratios are above the City's ratio of 0.32 and below the SCAG ratio of 1.14. As the Original Project did not induce a population increase above that which has been planned for by the City, the Modified Project would not induce a population increase above what has been planned for the City, and impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

No Impact. The project site is currently vacant, and therefore, would not displace people or housing. The Modified Project, as with the Original Project, would develop housing on the site. No impact would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

[1] 11.82 employees x 2.4 acres = 28.368 = 29 employees (Table 10A, Land Use Category – Hotel/Motel)
[2] 14.21 employees x 7.2 acres = 102.312 = 103 employees (Table 10A, Land Use Category – R & D/Flex Space)

8.12 PUBLIC SERVICES

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:

a) Fire protection?

Less Than Significant Impact. The project site is currently vacant and would increase the demand for fire protection services. All new development would be required to pay development impact fees (DIFs) to the City. As with the Original Project, the Modified Project would be required to be designed, constructed, and operated per applicable fire prevention/protection standards established by the City. With these provisions and the payment of DIFs, impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

b) Police protection?

Less Than Significant Impact. The development and operation of the Modified Project would increase police protection demands, as the project site is currently vacant. As stated in the Original Project, it is anticipated that private security would be utilized during the construction period. As per City Municipal Code Chapter 3.44, the City collects fees from developers to offset police-related service impacts associated with new development. The project would be designed and operated per applicable standards required by the City for new development in regard to public safety. Payment of DIFs would offset any increase in demand for police facilities. Therefore, impacts related to police protection, as with the Original Project, would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

c) Schools?

Less Than Significant Impact. Typically, only residential projects generate a need for school facilities. The residential component of the project would increase the number of students in the City by approximately 85 students. As indicated in the Original Project, the addition of 85 students would not cause the schools in the project area to exceed capacity. Therefore, the construction of new or physically altered school facilities would not be required. Payment of DIFs would help fund school facilities and programs. Additionally, the Modified Project would be required to pay development fees in accordance with Government Code 65995 and Education Code 17620. Therefore, impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

d) Parks?

Less Than Significant Impact. The Modified Project, as with the Original Project, would increase the number of residents in the City, thereby increasing the demand for parks. As indicated in the Original Project, the Original Project proposed a total of 5.41 acres of open space area. The Modified Project would include 7,500 square feet of open space. The project applicant would be required to pay Quimby fees as well as DIFs, and future property owners would be subject to pay Wildomar Ordinance 71 parcel tax. With the payment of these fees and taxes, impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

e) Other public facilities?

Less Than Significant Impact. As with the Original Project, the Modified Project is not anticipated to have a negative impact on other public facilities. As stated in the Original Project, the nominal increase in population (approximately 653 residents) would not result in the need for new or expanded public facilities. The project applicant would be required to pay any applicable impact fees. Therefore, as with the Original Project, the Modified Project would result in less than significant impacts.

The Modified Project would not result in new or substantially more severe significant impacts.

8.13 RECREATION

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?

Less Than Significant Impact. See response to Impact 8.12(d), above. The project would require approximately 1.96 acres of parkland to be set aside in order to meet the City's requirement of 0.0066 acre per multifamily dwelling unit and 0.0093 acre per single-family dwelling unit, if the developer chooses dedication of land to comply with the Quimby Act. Although the project would provide open space, this space is not considered parkland and does not count towards the Quimby Act requirements. The project applicant would be required to pay Quimby fees as well as DIFs, and future property owners would be subject to pay Wildomar Ordinance 71 parcel tax. With the payment of these fees and taxes, impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. See response to Impact 8.13(a). Implementation of the Modified Project, as with the Original Project, would result in the provision of new recreational opportunities through the preservation of 5.41 acres of open space, which would include a community multi-use trail and open space recreation area. The multifamily building would include recreational facilities such as a tot lot, gazebo area, and BBQ area. The construction of amenities associated with recreational facilities within the project area are included as part of the project site's development, as stated in Original Project. The construction or expansion of such areas would not result in an adverse physical effect on the environment beyond those analyzed for the overall development of the project in both the Original Project and this DSEIR. Therefore, as with the Original Project, the Modified Project would result in less than significant impacts.

The Modified Project would not result in new or substantially more severe significant impacts.

8.14 TRIBAL CULTURAL RESOURCES

Would the project:

c) 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:

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

No Impact. See response to Impact 8.4(a). The project site is vacant and therefore, there no resources that are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources exists onsite. No impact would occur.

The Modified Project would not result in new or substantially more severe significant impacts.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporated. See response to Impact 8.4(b). The Modified Project would implement Mitigation Measures 4.5.6.1A through 4.5.6.1E. Additionally, per AB 52, the City consulted with the Rincon Band of Luiseño Indians on April 13, 2020; after reviewing the mitigation measures of the Original Project, the Rincon Band of Luiseño Indians concluded consultation. The City also consulted with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians on April 30, 2020. The Pechanga Band of Luiseño Indians provided mitigation measures, which are included below, and concluded consultation on May 4, 2020. The Soboba Band of Luiseño Indians asked to review the mitigation measures provided by the Pechanga Band of Luiseño Indians, and the Soboba Band of Luiseño Indians concurred with their mitigation measures, and concluded consultation on May 28, 2020.

The Modified Project would not result in new or substantially more severe significant impacts.

Mitigation Measures

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

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

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

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

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

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

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council."

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

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

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

     ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation

have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

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

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

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

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

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

  a. Project grading and development scheduling;

  b. The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the

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

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

- **TRI-4**: **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

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

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

8.15 UTILITIES AND SERVICE SYSTEMS

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?

Less Than Significant Impact.

Water

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The EVMWD supplies water to the surrounding area and would supply water to the project site. Water line improvements at the project site would be constructed in accordance with Title 13, Public Services, of the Wildomar Municipal Code. See response to Impact 8.15(b). The Original Project determined that water demand of the project would not warrant the construction of new water treatment facilities or expansion of existing facilities. As the Modified Project would generate a lower water demand than the Original Project, the Modified Project would also result in a less than significant impact.

Wastewater Treatment

See response to Impact 8.15(c). As the increase in wastewater generation is insignificant, the Modified Project, as with the Original Project, would not require the construction of new or expansion of existing wastewater treatment facilities. Therefore, impacts would be less than significant.

Storm Water Drainage

The project site is located within the limits of the Riverside County Flood Control and Water Conservation District's (RCFCWCD) Murrieta Creek/Murrieta Valley Area Drainage Plan. As part of the development process, the project applicant would be required to pay fees to the RCFCWCD or the City prior to the issuance of grading permits. The project site is currently undeveloped, and development of the site would increase impervious surfaces, however, drainage on the site has been designed to accommodate post-development water flows. Stormwater drainage improvements would not exceed the capacity of storm drain systems in accordance with the City of Wildomar Municipal Code Section 13.12.050 and the MS4 Permit from the San Diego Regional Water Quality Control Board. With the implementation of BMPs, compliance with local and state laws, and drainage features detailed in the Final WQMP, impacts of the Modified Project, as with the Original Project, would be less than significant relative to the extension of expansion of storm water drainage facilities.

Electricity and Natural Gas

The project site would require connection to utilities such as electricity and natural gas lines in the vicinity of the site in accordance with Municipal Code Section 16.40.010, Installation Requirements, for undergrounding utilities. The applicant would be responsible for payment of electricity and gas connections as well as use of

the utility. As described in Section 8.5, *Energy*, above, the project would not result in energy use such that new or expanded facilities would be required. Therefore, impacts would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. According to the Original Project, the residential component of the Original Project would generate a water demand of approximately 161,944 gallons per day (gpd), and the commercial/retail component of the Original Project would generate approximately 22,800 gpd. The hotel component of the Modified Project, using a generation factor of 240 gpd per employee, would generate 6,960 gpd[3], and the MOB would generate approximately 12,772 gpd[4] (Pac Institute 2013). The total water demand of the hotel and MOB is 19,732 gpd, which is a reduction of approximately 3,068 gpd compared to the Original Project's commercial/retail component. The total water demand of the Original Project was approximately 184,744 gpd, and the total water demand of the Modified Project, including the residential component, would be 181,676 gpd. As the Modified Project would result in a lower water demand, compared to the Original Project, impacts would be less than the Original Project and would continue to be less than significant as there would be sufficient water supplies available for the Modified Project.

The Modified Project would not result in new or substantially more severe significant impacts.

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

Less Than Significant Impact. The Original Project was estimated to generate approximately 65,300 gallons of wastewater per day (0.065 mgd), which would be within the treatment capacity of the Regional Water Reclamation Facility (WRF) which is 8.0 mgd. As the Modified Project would result in less employees and a lower water demand compared to the Original Project, impacts, as with the Original Project, would be less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. As indicated in the Original Project, solid waste would be hauled from the site to the Perris transfer station, after which non-recyclable materials would be sent to Lamb Canyon Landfill. The landfill has a remaining capacity of 19,242,950 cubic yards and a maximum daily throughput of 5,000 (CalRecycle 2019a). The residential component of the project would generate 267.7 tons of solid waste per year; the commercial/retail portion of the Original Project was estimated to generate 129 tons per year, which

[3] 240 gpd per employee (hotel) x 29 employees = 6,960 gpd
[4] 124 gpd per employee (hospital) x 103 employees = 12,772 gpd

is a total of 396.7 tons per year. The proposed hotel and MOB would generate approximately 37.23 tons per year[5] and 907.2[6], respectively (CalRecycle 2019b; San Diego 2013). The Modified Project, including the residential component, would generate 1,212.13 tons per year. The Modified Project would make up approximately 0.24 percent of the landfill's maximum daily throughput. As with the Original Project, the Modified Project would result in less than significant impacts.

The Modified Project would not result in new or substantially more severe significant impacts.

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

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

The Modified Project would not result in new or substantially more severe significant impacts.

[5] 2 lb/room/day x 102 rooms = 204 lb/day = 74,460 lb/year (37.23 tons per year)
[6] 0.01080 tons/sq. ft./year x 84,000 = 907.2 tons per year

8.16 WILDFIRE

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?

Less Than Significant Impact. See response to Impact 8.7(f). As with the Original Project, the Modified Project would be designed, constructed, and maintained in accordance with applicable standards associated with vehicular access, ensuring that adequate emergency access and evacuation would be provided. Compliance with existing regulations for emergency access and evacuation would ensure that impacts related to this issue are less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. There are three primary factors used in accessing wildfire hazards – topography, weather, and fuel. The project site is generally flat and is located in an urbanized area that does not have any risks of wildfires, as indicated in the Original Project. The project site would comply with existing regulations governing emergency access and evaluation during construction and operational activities. The combination of urban development that reduces fire fuel, as well as fire requirements such as smoke alarms, sprinklers, fire hydrants, etc. would reduce impacts to less than significant.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. As the project site is vacant, the Modified Project may require new infrastructure for electricity, natural gas, telecommunications, and cable services. The utilities would be installed to meet service requirements. The project area is highly urbanized, and the project site is not at risk for fire hazards. The Modified Project would not add infrastructure such as roads or overhead power lines in areas with wildland vegetation. Therefore, impacts to exacerbating fire risks to the environment would be less than significant for the Modified Project.

The Modified Project would not result in new or substantially more severe significant impacts.

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?

Less Than Significant Impact. See responses to Impact 8.6(a.iv) on landslides and Impact 8.16(b) on slopes. The project site is generally flat, is located in an urbanized portion of the City and, as stated in the Original

Project, does not have any risk of wildfires. According to Impact 5.3-3 in Section 5.3, *Hydrology and Water Quality,* in this DSEIR, the project site is designated by the Federal Emergency Management Agency (FEMA) as being Zone X, indicating minimal risk of flooding. Therefore, it is unlikely that the project site would be susceptible to downslope or downstream flooding or landslides as a result of post-fire slope instability. Therefore, impacts would be less than significant, for the Modified Project.

The Modified Project would not result in new or substantially more severe significant impacts.

8.17 REFERENCES

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9. Significant Irreversible Changes from the Modified Project

Section 15126.2(c) of the CEQA Guidelines requires that an Environmental Impact Report (EIR) describe any significant irreversible environmental changes that would be caused by the Modified Project should it be implemented. Specifically, the CEQA Guidelines state:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highways improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The following are the significant irreversible changes that would be caused by the Modified Project, should it be implemented:

- Implementation of the Modified Project would include construction activities that would entail the commitment of nonrenewable and/or slowly renewable energy resources; human resources; and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, water, and fossil fuels. Operation of the Modified Project would require the use of natural gas and electricity, petroleum-based fuels, fossil fuels, and water. The commitment of resources required for the construction and operation of the Modified Project would limit the availability of such resources for future generations or for other uses during the life of the project.

- An increased commitment of social services and public maintenance services (e.g., police, fire, and sewer and water services) would also be required. The energy and social services commitments would be long-term obligations in view of the low likelihood of returning the land to its original condition once it has been developed.

- An increase in vehicle trips would accompany project-related population growth. Over the long term, emissions associated with such vehicle trips would continue to contribute to the South Coast Air Basin's nonattainment designation for ozone (O_3) and particulate matter ($PM_{2.5}$ and PM_{10}) under the California and National Ambient Air Quality Standards (AAQS), and nonattainment for nitrogen dioxide (NO_2) under the California AAQS.

9. Significant Irreversible Changes from the Modified Project

- The visual character of the project site would be altered by the construction of the structures onsite. Additional landscaping, grading, and construction of the project site would also contribute to an altered visual character of the existing vacant site. This would result in a permanent change in the character of the project site and on- and off-site views in the project's vicinity.

Given the low likelihood that the land at the project site would revert to its original form, the Modified Project would generally commit future generations to these environmental changes. As stated in this DSEIR, the Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects.

10. Growth-Inducing Impacts of the Modified Project

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the Modified Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that would foster other activities which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this DSEIR.

Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?

The Modified Project would construct a hotel and MOB, in addition to the residential component of the Original Project. The project site is currently vacant, and the project would connect to the existing infrastructure facilities on the project and in the project area. The Modified Project does not require a change in General Plan Designation or Zoning, but does require the approval of a Plot Plan and Parcel Map to accommodate the hotel and MOB developments. The Project does not propose changes to any of the City's building safety standards to implement this Project. The Modified Project would comply with all applicable City plans, policies, ordinances, etc. to ensure that there are no conflicts with adopted land development regulations and that any environmental impacts are minimized. Therefore, the Modified Project, in and of itself, would not be a precedent-setting action. As stated in this DSEIR, the Modified Project impacts would not result in new

significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in these regards.

Would this project result in the need to expand one or more public services to maintain desired levels of service?

The Modified Project is expected to increase demand for fire protection services, police services, school services, and library services, which would contribute to the need to expand facilities. However, as substantiated in Section 8.12, *Public Services,* and 8.15, *Utilities and Service Systems,* of the DSEIR, existing programs and policies would ensure that the service capability will grow proportionate to the increase in uses, and impacts to public services and utilities would be less than significant. Additionally, as stated in this DSEIR, the Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in these regards.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During Project construction, a number of design, engineering, and construction jobs would be created. This would last until Project construction is completed. Construction employees would be absorbed from the regional labor force, and the construction of the Project would not attract new workers to the region. The operation of both the Original Project and the Modified Project would result in an increase of 653 residents; the Modified Project would result in 132 employees, whereas the Original Project would result in 150 employees (see Section 8.11, *Population and Housing*). Residents of the Modified Project would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the City of Wildomar and surrounding area. This would create an increased demand for such economic goods and services and would, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these needs. Therefore, although the Modified Project would have a direct growth-inducing effect, indirect growth-inducing effects would be minimized due to the balance of land uses in the Modified Project. As stated in this DSEIR, the Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in these regards.

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The Modified Project is consistent with the General Plan and zoning district and does not propose changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, or fire codes) to implement this Project. The Project would comply with all applicable City plans, policies, ordinances, etc. to ensure that there are no conflicts with adopted land development regulations and that any environmental impacts are minimized. Therefore, the Modified Project would not be a precedent-setting action. As stated in this DSEIR, the Modified Project impacts would not result in new significant environmental effects or a

substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in these regards.

11. Organizations and Persons Consulted

Native American Tribes

Rincon Band of Luiseño Indians

Pechanga Band of Luiseño Indians

Soboba Band of Luiseño Indians

11. Organizations and Persons Consulted

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12. Qualifications of Persons Preparing SEIR

PLACEWORKS

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Associate Principal

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Mark Teague, AICP, is an Associate Principal with PlaceWorks, with over 30 years of public and private sector experience. Mark has analyzed and evaluated projects including planned communities, shopping center EIR's, General Plan and zoning code updates, impact fees and conducted public outreach for projects highly scrutinized by the public. Mark has experience working throughout California in agencies large and small and is considered an innovative CEQA problem solver. Mark is an excellent public speaker and regularly presents at the California League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance and how to read an EIR. Mark also teaches CEQA to staff with a focus on how new legal decisions affect compliance.

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Jasmine A. Osman is a Project Planner with PlaceWorks. Jasmine assists both the planning and environmental teams on a wide range of projects for public- and private-sector clients – from industrial, commercial, and residential developments to school facilities and general plan updates.

12. Qualifications of Persons Preparing SEIR

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BAXTER VILLAGE MIXED-USE PROJECT: REVISED PLOT PLAN 14-0002 (R1) FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (PA 20-0028)

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APPENDICES

Appendix A. Revised Baxter Village Vehicle Miles Traveled (VMT) Assessment

1. Introduction

1.1 INTRODUCTION

This Final Supplemental Environmental Impact Report (Final SEIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

According to the CEQA Guidelines, Section 15132, the Final SEIR shall consist of:

(a) The Draft Supplemental Environmental Impact Report (Draft SEIR) or a revision of the Draft;

(b) Comments and recommendations received on the Draft SEIR either verbatim or in summary;

(c) A list of persons, organizations, and public agencies comments on the Draft SEIR;

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

(e) Any other information added by the Lead Agency.

This document contains responses to comments received on the Draft SEIR for the Baxter Village Mixed-Use Project: Revised Plot Plan 14-0002 (R1) Project during the public review period, which began June 23, 2020, and closed August 6, 2020. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated Draft SEIR comprise the Final SEIR, in accordance with CEQA Guidelines, Section 15132.

1.2 FORMAT OF THE FINAL SEIR

This document is organized as follows:

Section 1, Introduction. This section describes CEQA requirements and content of this Final SEIR.

Section 2, Response to Comments. This section provides a list of agencies and interested persons commenting on the Draft SEIR; copies of comment letters received during the public review period, and individual responses to written comments. Individual comments for each letter have been numbered, and the letter is followed by responses with references to the corresponding comment number.

Section 3. Revisions to the Draft SEIR. This section contains revisions to the Draft SEIR text and figures as a result of the comments received by agencies and interested persons as described in Section 2, and/or errors and omissions discovered after release of the Draft SEIR for public review.

The responses to comments contain material and revisions that will be added to the text of the Final SEIR. City of Wildomar staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft SEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of Draft SEIRs should be "on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. …CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

CEQA Guidelines Section 15204 (c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence." Section 15204 (d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204 (e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

In accordance with CEQA, Public Resources Code Section 21092.5, copies of the written responses to public agencies will be forwarded to those agencies at least 10 days prior to certifying the environmental impact report. The responses will be forwarded with copies of this Final SEIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on Draft SEIRs.

2. Response to Comments

Section 15088 of the CEQA Guidelines requires the Lead Agency (City of Wildomar) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the Draft SEIR and prepare written responses.

This section provides all written responses received on the Draft SEIR and the City of Wildomar's responses to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft SEIR are excerpted in this document, the sections are shown indented. Changes to the Draft SEIR text are shown in underlined text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons that submitted comments on the Draft SEIR during the public review period.

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
A	Linda Beaudoin	June 23, 2020	2-3
B	Karen Pelkey	June 24, 2020	2-7
C	David	June 24, 2020	2-11
D	Augustine Mares	June 30, 2020	2-15
E	Rincon Band of Luiseño Indians, Cheryl Madrigal, Tribal Historic Preservation Officer, Cultural Resources Manager	July 2, 2020	2-21
F	Riverside County Flood Control and Water Conservation District, Deborah De Chambeau, Engineering Project Manager	July 17, 2020	2-25
G	Tina Ciantra	August 4, 2020	2-29

2. Response to Comments

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LETTER A – Linda Beaudoin (1 page)

From: [redacted]
To: Matthew Bassi
Subject: wildomar trail
Date: Tuesday, June 23, 2020 6:33:51 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Do we have fire trucks that reach 3 stories let alone 5 stories? I don't think a 5 story hotel fits in Wildomar. The houses by it will lose all their privacy. Developers get entitlements and sell to highest bidder. I have lived here 30 years and don't want to lose our small town attitude. When people come to my house they love the rural space
I live off Grand and Claremont.

A-1

Linda Beaudoin

2. Response to Comments

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A. Response to Comments from Linda Beaudoin, dated June 23, 2020.

A-1 The commenter asks if the City has fire trucks that can reach three- to five-stories. The commenter states that a five-story hotel does not fit with the City's character, and that houses will lose their privacy.

Under CEQA, economic or social effects of a project, such as impacts on community character, are not treated as significant effects on the environment. (State CEQA Guidelines Section 15131; *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 157 Cal.App.4th 1184, 1205 [CEQA is "not a fair competition statutory scheme" and "[t]herefore, the economic and social effects of proposed projects are outside CEQA's purview."].) "A social or economic change by itself shall not be considered a significant effect on the environment." (State CEQA Guidelines, 15382.) "CEQA does not require an analysis of subjective psychological feelings or social impacts." (*Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, 579 [the psychological and social impact on the community's character due to closure of a horse boarding facility and construction of homes was not a significant environmental effect requiring a new EIR]; accord *Chico Advocates for a Responsible Economy v. City of Chico* (2019) 40 Cal.App.5th 839 [no CEQA violation where EIR did not analyze a retail store expansion project's likely elimination of "close and convenient shopping" because such impact was psychological and social and had no significant effect on the environment].)

To the extent the commenter opposes development on this site, development was previously approved for this site (the Original Project), and the time to challenge that approval has long since passed. The current proposal (the Modified Project) is a modification to the previously approved project. Even if the Modified Project is not approved, development has already been approved for this site and the current condition will change.

As indicated in the Draft SEIR, the Modified Project would comply with the City's Design Guidelines and Standards, as well as ordinances and regulations to ensure compatibility with surrounding land uses. Consistent with the vision of the City's General Plan, this portion of the City is transitioning from rural to urban/suburban. The Modified Project's aesthetic impacts were analyzed in Section 8.1 of the SEIR. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The Modified Project's impacts to public services were analyzed in Section 8.12 of the SEIR. The Fire Department was included in the review of the proposed project and has not stated that additional equipment or facilities would be required.

2. Response to Comments

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LETTER B – Karen Pelkey (1 page)

From: [redacted]
To: Matthew Bassi
Subject: Baxter Hotel & MOB proposal
Date: Wednesday, June 24, 2020 7:37:24 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hi
I just want to say that I think Wildomar should maintain it's rural character and open views. I think there should be a 2-story limit on buildings. Let's not allow this area to become another L.A.
Thank you.

B-1

Karen Pelkey
Wildomar

2. Response to Comments

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B. Response to Comments Karen Pelkey, dated June 24, 2020.

B-1 The commenter states that the City should maintain its rural character and open views, and that there should be a two-story limit.

See Response to Comment A-1. The comment does not describe any inadequacies in the CEQA analysis or conclusion in the Draft SEIR, therefore no changes to the Draft SEIR are necessary.

2. Response to Comments

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LETTER C– David (1 page)

From: [redacted]
To: Matthew Bassi
Subject: Baxter Village Mixed-Use Project
Date: Wednesday, June 24, 2020 2:14:13 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Director.
Having lived in Wildomar for 30 years (just off of Baxter Rd) I can say that part of what has made this city special is the absence of corporate development, big business politics, and the greed that comes with that. If there's one thing the world can do without it's more of that. The argument would naturally be a medical facility and housing would benefit residents, but the questions would be is it a non-profit medical facility and does the city need more people or is it that more people means more money. There is also no question that this would be environmentally destructive. C-1

Thank you for your time.
David.

2. Response to Comments

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C. Response to Comments from David, dated June 24, 2020.

C-1 The commenter opines that the Modified Project would result in corporate development, big business politics, and greed, and thereby result in destruction to the environment.

See Response to Comment A-1. All potential environmental impacts of the Modified Project are analyzed and discussed in the SEIR. The comment does not describe any inadequacies in the CEQA analysis or conclusions in the Draft SEIR, therefore no changes to the Draft SEIR are necessary.

2. Response to Comments

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LETTER D – Augustine Mares (3 pages)

From: [redacted]
To: Matthew Bassi
Subject: Re: Baxter rd project
Date: Tuesday, June 30, 2020 1:43:24 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello Mathew.my comment was referring to the Baxter road medical Center and hotel .this is my home I don't mean BORN else were then moved here .this has wildomar people passed off .and I mean pissed off ...hotel bull crap medical center ..this valley has plenty of medical. So the counsel members want to invite added pour air quality .and add more undue and undeserved mental stress due to heavy traffic.some are already exasperated with the bullcrap heavy traffic as it is .when MC donaldss started to prep for their mission. Location. Way back in the day several of the residence. From grand ave and all around the lake sedco wildomar .disruped for months progress on the site .removing survey stakes bench marks elevation hubs Time after time after time popping heavy equip tires time after time.damaging cooling system and hydraulic systems time after time on the heavy equip.removing stake on foundation forms time after time untieing REBAR steel in footings time after time. The dirt work contractor pulled his heavy equipment off the job after spending thousands on tire replacement and replacing cooling system and hydraulic line and hydraulic pumps . who's pocket get lined. IV been in the construction trade well over 40 yrs many of my friends are general contractors and couple are developers .i fully and completely understand the games played pockets being lined disregard for over enveloping the community with reckless disregard for residence peace of mind by creating undue and undeserved mental stress to in tire families from young to old for the sakeOF a greedy for gain MENTALITY.there are many people with their horses and small animal farms . build an EQUESTRIAN center combo comunity center slash spots park instead of a bunch of dam strangers sleeping In a motel driving back and forth all hours of the nite disrupting what peace and quiet wildomar has left. The developer most likely live on a big peace of land .no immediate neighbors nice and peacefull no light pollution. He probably has a little machine that his nanny uses to remove the paper off the toiltel paperrolls then it replaces 100 dollar bills on it so his brat grand kids can wipe their asses with 100 dollar bills after they have a bowel movement.rich money greedy people ruining the natural environmental a DIFFERENT community other than their .people are tired of it can't y'all see the unrest in our country right now massive protests dam liters and rioters.by the hundreds of thousands.wildomar dosent want or need unrest added air pollution added undue undeserved mental stress cause by heavy traffic. I had to use rough language to get this point properly expressed hepe wildomar keep the peace

D-1

On Wed, Jun 24, 2020, 7:49 AM Matthew Bassi <mbassi@cityofwildomar.org wrote:

> Thank you for your email. Is there a specific project you are concerned about or your email is in response to? I didn't see any reference, and that would help. Thank you.
>
> **Matthew C. Bassi**

2. Response to Comments

Planning Director

City of Wildomar

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

951-677-7751 x213

City Hall Hours:

Monday - Thursday

8:00 a.m. - 5:00 p.m.

Please note that email correspondence with the City of Wildomar, along with attachments, may be subject to the California Public Records Act, and therefore, may be subject to disclosure unless otherwise exempt.

From: Augustine Mares [redacted]
Sent: Wednesday, June 24, 2020 7:13 AM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Subject:

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Like we don't have enough pour air quality and traffic problems as it is .so bassi how much money is the developer want to line you and your families pocket with.screw the developer and his family members peace of mind AND I MEAN EVERY MEMBER FROM THE VERY OLDEST TO THE VERY YOUNGEST.THEY COULD CARE LESS ABOUT OUR PEACE OF MIND AND MENTAL HEALTH .MORE TRAFFIC WILL ABSOULUTLY CAUSE ADDED MENTAL STRESS TO WILDOMAR RESIDENCE.YOU WANT MAJOR PROTESTS IN OUR PEACEFULL CITY .FINDING OUT WHERE THE DEVELOPERS PRIVATE RESIDENCE IS CAN BE VERY EASY TO LOCATE FOR THE SOUL PURPOSE OF DISRUPTING HIS FAMILIES PEICE OF MIND. AND MENTAL HEALTH .WEEKLY HARASSMENT OF HIS FAMILIES PEACE AND QUIET.LET SEE HOW HE LIKES IT .HOWEILL HIS FAMILY MEMBERS LIKE THEIR PEACE OF MIND AND QUIET DISRUPTED .ASK HIM .HEAVY EQUIPMENT CONTRACTOR WOULD BE AXASTERBATED WITH

D-2

THOUSANDS IN TIRE REPLACEMENT AND COOLING SYSTEM REPAIR COST AND HYDRALIC REPLACEMENT COST LEAVE THE WILDOMAR PEOPLE ALONE.MR DEVELOPER STAY HOME GO SOME WHERE ELSE

D-7

CONT'D

2. Response to Comments

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D. Response to Comments from Augustine Mares, dated June 30, 2020.

D-1 The commenter opines that the region has adequate medical facilities, and that the Modified Project would worsen air quality and mental health due to traffic congestion. The commenter states that the site would be better suited for an equestrian center.

Please see Response to Comment A-1. The Modified Project's impacts on air quality and traffic are analyzed in Sections 5.1 and 5.4 of the SEIR. The comment does not describe any inadequacies in the CEQA analysis or conclusions in the Draft SEIR, therefore no changes to the Draft SEIR are necessary.

D-2 The commenter states that the City already has poor air quality and traffic congestion, and that the Modified Project would worsen mental health due to traffic congestion.

Please see Response to Comment D-1. The comment does not describe any inadequacies in the CEQA analysis or conclusions in the Draft SEIR, therefore no changes to the Draft SEIR are necessary.

2. Response to Comments

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LETTER E – Rincon Band of Luiseño Indians, Cheryl Madrigal, Tribal Historic Preservation Officer, Cultural Resources Manager (1 page])

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov

July 2, 2020

Sent via email: mbassi@cityofwildomar.org
City of Wildomar
Attn.: Matthew C. Bassi
Planning Director
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Re: Baxter Village Mixed Use Project (Plot Plan No. 14-0002-R1)

Dear Mr. Bassi,

This letter is written on behalf of the Rincon Band of Luiseño Indians ("Rincon Band" or "Band"), a federally recognized Indian Tribe and sovereign government. Thank you for providing us with the Notice of Availability of a Draft Supplemental Environmental Impact Report for the above referenced project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest. E-1

The Band has reviewed the provided documents and we have no further comments at this time.

We do request that the Rincon Band be notified of any changes in project plans. In addition, we request a copy of the final monitoring report, when available. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

Bo Mazzetti, Chairman | Tishmall Turner, Vice Chair | Laurie E. Gonzalez, Council Member | Alfonso Kolb, Sr., Council Member | John Constantino, Council Member

2. Response to Comments

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E. Response to Comments from Rincon Band of Luiseño Indians, Cheryl Madrigal, Tribal Historic Preservation Officer, Cultural Resources Manager, dated July 2, 2020.

E-1 The commenter states that the Rincon Band of Luiseño Indians have reviewed the document and have no further comments or concerns regarding the Modified Project. The commenter asks that the tribe be notified if the project plans for the project changes, and request a copy of the final mitigation monitoring and reporting program.

The City thanks the Tribe for their response and will inform the tribe of any project changes.

2. Response to Comments

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LETTER F – Riverside County Flood Control and Water Conservation District, Deborah De Chambeau, Engineering Project Manager (2 pages)

JASON E. UHLEY
General Manager-Chief Engineer

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

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

232320

July 17, 2020

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

Attention: Matthew Bassi

Re: Plot Plan 14-0002-R1
APN 367-180-057

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

The District's review is based on the above-referenced project transmittal, received June 22, 2020. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

☐ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.

☒ This project involves District proposed Master Drainage Plan facilities, namely Wildomar MDP Lateral C – Southwest, which is located west and southwest of the project site. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. F-1

☒ This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted Wildomar Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.

☒ This project is located within the limits of the District's Murrieta Creek-Wildomar Valley Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid by cashier's check or money

2. Response to Comments

July 17, 2020

City of Wildomar
Re: Plot Plan 14-0002-R1
APN 367-180-057

232320

order only to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

☒ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's Encroachment Permit Section at 951.955.1266. F-1 CONT'D

☐ The District's previous comments are still valid.

GENERAL INFORMATION

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

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy. F-2

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

Very truly yours,

Deborah de Chambeau

DEBORAH DE CHAMBEAU
Engineering Project Manager

c: Riverside County Planning Department
Attn: John Hildebrand

SLJ:blm

F. Response to Comments from Riverside County Flood Control and Water Conservation District, Deborah De Chambeau, Engineering Project Manager, dated July 17, 2020.

F-1 The commenter states that the proposed project involves District proposed Master Drainage Plan facilities, for which the District will accept ownership. The commenter indicates that the project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature. The project is located in the limits of the District's Murrieta Creek-Wildomar Valley Area Drainage Plan. The commenter states that an encroachment permit should be obtained for any construction-related activities occurring within the District's right-of-way. Applicable administrative fees will be required.

Payment of Flood Control fees is required by Section 16.32.040 of the Wildomar Municipal Code. The City understands that any work in either City or Flood Control jurisdiction will require an encroachment permit. The comments do not describe any inadequacies in the CEQA analysis. No further response is warranted.

F-2 The commenter states that the proposed project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board, and that if the proposed project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, and other information required to meet FEMA requirements. The commenter also states that if a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers.

As the proposed project involves clearing, grading, or excavation that causes soil disturbance of one or more acres, it is subject to the provisions of the NPDES. The project site is not within a FEMA mapped floodplain; the project site is within Zone X, indicating minimal risk of flooding, and therefore, the proposed project is not required to submit documentation to meet the FEMA mapped floodplain requirements. The project applicant would prepare a Stormwater Pollution Prevention Plan (SWPPP) and would implement best management practices (BMPs) to ensure that impacts to natural watercourses or mapped floodplains are minimized. There are no wetlands, however, the site supports non-wetland ephemeral drainages and an onsite drainage feature. Although the drainage feature is not considered a United State Army Corps of Engineers jurisdictional waters of the US, it is considered waters of the State. With the incorporation of Mitigation Measure 4.4.6.3A, as listed on page 8-7 of the Draft SEIR, impacts would be less than significant. The comments do not describe any inadequacies in the CEQA analysis. No further response is warranted.

2. Response to Comments

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LETTER G – Tina Ciantra (1 page)

From: [redacted]
To: Matthew Bassi
Subject: Baxter Village Proposal
Date: Tuesday, August 4, 2020 5:36:00 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Matthew Bassi,
Thank you for the opportunity to comment.
I have been following this project since 2016. As a long time Wildomar resident, I was elated to read the first main proposal that instantly reminded me of Dos Lagos in Corona which is both aesthetically pleasing and a beautiful mix of housing, shops and restaurants.
Unfortunately, the new proposal that includes Medical Offices, a Hotel, and if I am understanding correctly, apartments and single family homes.
(Would you want to live by a Hotel?)
Medical Offices: We already have plenty.
Hotel: All obvious kinds of issues with this type of business. We are not a destination city. Murrieta has hotels and are building another large one in the near future.
(Both hotels and apartments will undoubtedly increase crime in the area).
I read some great suggestions of an Ice Rink or a Water Park which would be quite popular and would draw lots of revenue from Murrieta and Temecula families. Neither city has one. Lake Elsinore is still developing their Sports Complex so we should compliment what are neighboring cities have already built but not duplicate them. We do need to develop our culture with positive activities. Wildomar needs more restaurants, but a food court of sorts might be more apropos concerning Covid or at least only restaurants that offer outdoor dining. G-1

Housing: I have been in Multi-Family housing for a dozen years and I truly see the need for affordable housing in our area (but with ownership pride).
Apartment rentals are great revenue but it would be fantastical progress to also include and build a version of a Tiny Home Village instead of huge monster homes (we have plenty of those too!). This will bring a mix of younger and older that can live in say 1000 sq.ft or smaller single family homes on smaller lots. I am not suggesting mobile homes but stick built on foundations, perhaps with a small community park in the center and a very low HOA to cover the maintenance.
Thanks for listening and kind regards,
Tina Ciantra
WIldomar Resident

2. Response to Comments

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G. Response to Comments from Tina Ciantra, dated August 4, 2020.

G-1 The commenter is not in favor of the proposed medical office building, hotel, apartments, and single-family homes, and states that there are plenty of medical office buildings and that hotels and apartments will increase crime. The commenter states that Murrieta has hotels, and that the proposed project should develop uses that would complement neighboring cities. The commenter suggests that affordable housing and tiny homes should be considered.

The proposed apartments and single-family homes are part of the Original Project, which was certified in 2016, and would remain unchanged under the Modified Project. The comment does not describe any inadequacies in the CEQA analysis or conclusions in the Draft SEIR, therefore no changes to the Draft SEIR are necessary.

2. Response to Comments

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3. Revisions to the Draft SEIR

3.1 INTRODUCTION

This section contains revisions to the Draft SEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of Draft SEIR publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the Draft SEIR. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the Draft SEIR. Changes made to the Draft SEIR are identified here in ~~strikeout text~~ to indicate deletions and in <u>underlined text</u> to signify additions.

3.2 DRAFT SEIR REVISIONS IN RESPONSE TO WRITTEN COMMENTS

The following text has been revised in response to comments received on the Draft SEIR.

Mitigation Measure AQ-1 on page 12 of Chapter 1, *Executive Summary,* and pages 5.1-26 and 5.1-30 of Chapter 5.1, *Air Quality,* has been updated due to a typographical error.

AQ-1 For equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment ~~that~~ complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

Mitigation Measures TDM Strategy #1, TDM Strategy #2, and TDM Strategy #3 on page 20 of Chapter 1, *Executive Summary,* have been updated to refine the strategy-specific language to be implemented as part of the Modified Project.

TDM Strategy #1: Increase Diversity of Land Uses ~~– The Project proposes the 66 single-family detached residential dwelling units, 204 multi-family dwelling units, 102-room hotel, and 84,000 square feet (sf) of MOB. In order for reductions to apply to the total VMT, a~~<u>A</u>t least three of the following ~~will~~ <u>shall</u> be located on or off-site within ¼ mile of the Project: Residential Development, Retail Development, Park, Open Space, or Office. ~~The Project includes residential, hotel and office in the development plan. The Project's proposed colocation of varied residential, hotel and office uses within ¼ mile proximity together with supporting amenities would tend to decrease the propensity for vehicle travel for local residents. The implementation of this measure could reduce commute VMT by 0 – 12 percent; ; the VMT memo assumed the midpoint of 6.0 percent.~~

3. Revisions to the Draft EIR

TDM Strategy #2: Provide Pedestrian Network Improvements – Pedestrian connections such as a sidewalk and/or trail shall be provided to surrounding areas, along Baxter Road, consistent with the City's General Plan and roadway development standards. ~~Providing a pedestrian access network to link areas of the Project site encourages people to walk instead of drive. The Project would provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site. The Project would minimize barriers to pedestrian access and interconnectivity. Implementation of this measure could reduce commute VMT by 0.5 – 5.7 percent; the VMT memo assumed the midpoint of 3.10 percent.~~

TDM Strategy #3: Provide Traffic Calming Measures – ~~It is recommended that applicable~~ Traffic calming measures shall be ~~considered as part of~~ incorporated in the final site design within the parking and roads to reduce vehicle speeds and make it more pleasant for and encourage pedestrians and cyclists. ~~bicycle activity. Implementation of this measure could reduce commute VMT by 0.0 – 1.7 percent; the VMT memo assumed the midpoint of 0.85 percent.~~

Based on consultation with the Pechanga Band of Mission Indians and the Soboba Band of Luiseno Indians for projects in the City, the City's standard tribal cultural mitigation measures have been updated. The tribal cultural mitigation measures listed in Chapter 8, *Impacts Found Not to Be Significant,* on page 8-31, have been updated as follows:

Mitigation Measures

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

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.
b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources

located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Locations Condition.

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

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project ~~archeologist~~ Archaeologist, and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.

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

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

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

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

  a. Project grading and development scheduling;

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

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

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

Appendix H of the DRAFT SEIR, *Baxter Village Vehicle Miles Traveled (VMT) Assessment,* has been replaced with a new VMT Assessment (see Appendix A to this Final SEIR) to reflect the City's newly adopted VMT CEQA Threshold Policy Guidelines which the City adopted on June 10, 2020.

Please see Appendix A, *Revised Baxter Village Vehicle Miles Traveled (VMT) Assessment,* to this Final SEIR which uses the City's newly adopted VMT CEQA Threshold Policy Guidelines in its analysis.

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Appendix A Revised Baxter Village Vehicle Miles Traveled (VMT) Assessment

Appendices

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260 E. Baker St. | Suite 200 | Costa Mesa, CA 92626 | (949) 660-1994
urbanxroads.com

July 1, 2020

Mr. Eric Flodine
Strata Equity Group
4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

SUBJECT: BAXTER VILLAGE REVISED VEHICLE MILES TRAVELED (VMT) EVALUATION

Dear Mr. Eric Flodine:

The memo contains a major revision to the Baxter Village (**Project**) Vehicle Miles Traveled (VMT) analysis based on the City of Wildomar's newly adopted VMT CEQA Threshold Policy Guidelines (**City Guidelines**), which was recently adopted by City Council on June 10, 2020.

PROJECT OVERVIEW

The Project is proposed to consist of 66 single family residential dwelling units, 204 multi-family housing units, a 102-room hotel, and 84,000 square feet of medical-dental office use.

BACKGROUND

It is our understanding that the City of Wildomar utilizes the Western Riverside Council of Governments (WRCOG) VMT Screening Tool (**Screening Tool**). The Screening Tool allows users to select an assessor's parcel number (APN) to determine if a project's location meets one or more of the screening thresholds for land use projects identified in the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (**Technical Advisory**). (1)

The focus of this memorandum is to more thoroughly evaluate each of the applicable screening thresholds to determine if the proposed Project would be expected to cause a less-than-significant impact to VMT without requiring a more detailed VMT analysis. If the screening thresholds are not met, then project generated VMT will be calculated and compared to the applicable VMT threshold as identified by the City Guidelines.

PROJECT SCREENING

The City Guidelines provides details on appropriate "screening thresholds" that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following types:

- Project Type Screening
- Map Based Screening based on Low VMT Area

A land use project need only to meet one of the above screening thresholds to result in a less-than-significant impact.

PROJECT TYPE SCREENING

The City Guidelines identifies projects that are consistent with the current Sustainable Communities Strategy (SCS) or general plan, and that generate fewer than 110 trips per day can be presumed to have a less-than-significant impact on VMT. Based on substantial evidence provided in the City Guidelines, single family residential projects of 11 dwelling units or fewer would meet this threshold. As the proposed Project exceeds this dwelling unit cap, the Project would not be eligible to screen out based on project type screening.

The Project Type screening threshold is not met.

LOW VMT AREA SCREENING

As noted in the Technical Advisory and the City Guidelines, residential and office projects that locate in areas with low VMT and that incorporate similar features (density, mix of uses, and transit accessibility) will tend to exhibit similarly low VMT. The Screening Tool uses the sub-regional Riverside County Transportation Analysis Model (RIVTAM) to measure VMT performance within individual traffic analysis zones (TAZ's) within the region. The Project's physical location based on parcel number was input into the Screening Tool to determine the TAZ's VMT as compared to the City's existing average. The parcel containing the proposed Project was selected and the Screening Tool was run for VMT per service population (i.e., population and employment) measure of VMT. Based on the Screening Tool results (see Attachment A), the Project appears to potentially be located within a low VMT generating TAZ.

The Screening Tool identifies that the TAZ containing the Project site (i.e., TAZ 3677) has a 2012 daily total VMT per service population of 30.01, while the jurisdictional average 2012 daily total VMT per service population is 32.87. Consistent with recently adopted City Guidelines, the adopted VMT threshold standard of 3% below existing VMT (as calculated by WRCOG) would be 31.88 VMT per service population. As the Project resides in a TAZ (TAZ 3677) that has an existing VMT per service population (30.01) that is less than the City's adopted threshold (31.88), the Project would appear to potentially be less than significant.

Once a project is confirmed to be within a low VMT area, the Technical Advisory also suggests that the traffic analyst ensure that the proposed Project is consistent with the land use assumptions contained in the travel demand model's TAZ used to measure VMT performance. A review of the land use information contained within TAZ 3677 for RIVTAM base model 2012 was made. TAZ 3677 was found to contain population data and employment data for office and industrial type uses, which would generally generate similar levels of VMT to the types of uses proposed by the Project. As such, the Project's land uses would tend to exhibit similarly low VMT.

The Low VMT Area screening threshold is met.

CONCLUSION

Based on our review of applicable VMT screening thresholds, the Project meets the low VMT area screening criteria and would therefore be assumed to exhibit similar levels of low VMT. The Project was not found to meet project type screening, however meeting the low VMT area screening alone is sufficient to determine a less-than-significant impact; no additional VMT analysis is required.

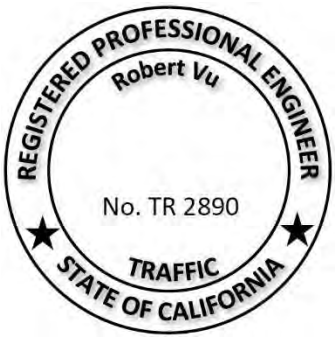
If you have any questions, please contact me directly at (949) 336-5978.

Respectfully submitted,

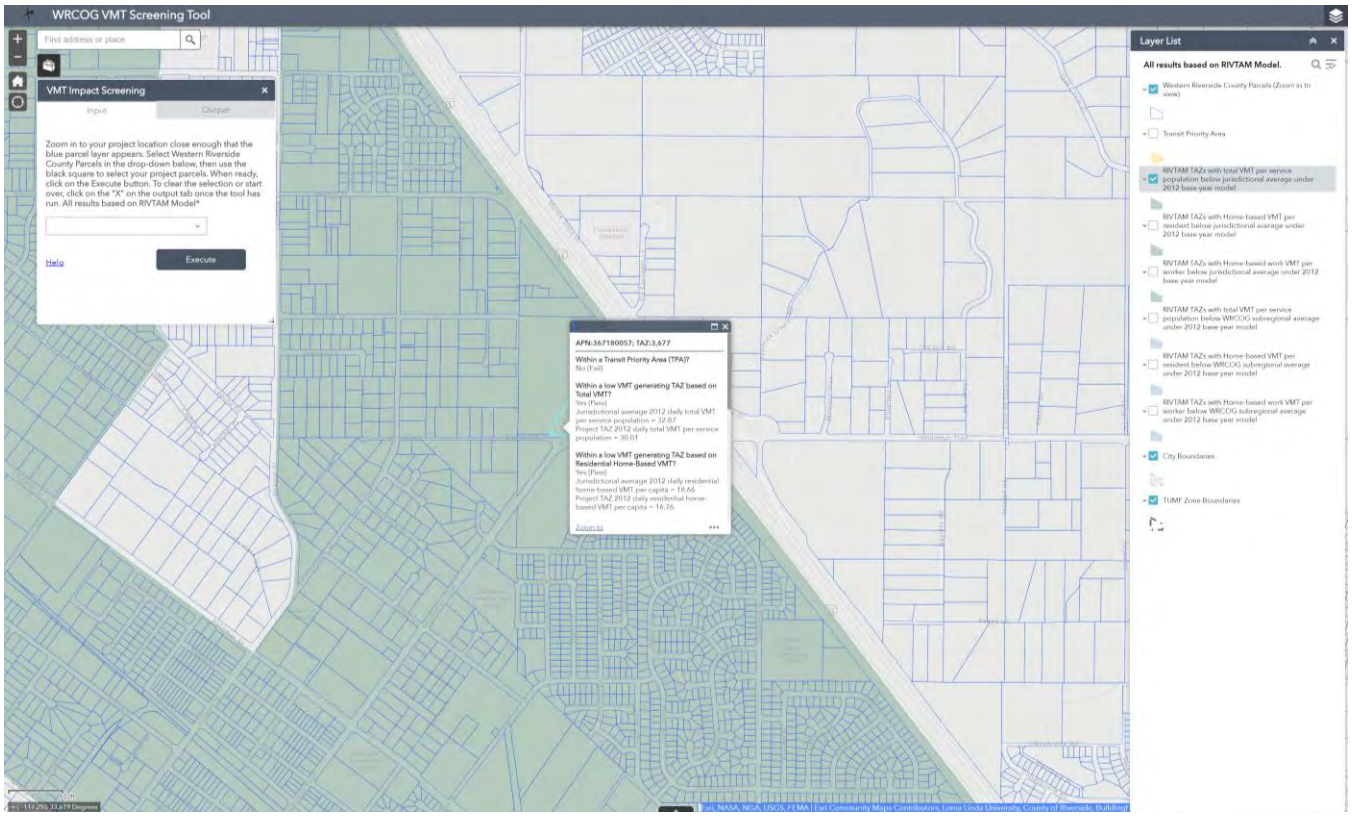
URBAN CROSSROADS, INC.

Aric Evatt, PTP
President

Robert Vu, PE
Transportation Engineer



Attachment A


WRCOG VMT Screening Tool
Find address or place
VMT Impact Screening
Input
Output
Zoom in to your project location close enough that the blue parcel layer appears. Select Western Riverside County Parcels in the drop-down below, then use the black square to select your project parcels. When ready, click on the Execute button. To clear the selection or start over, click on the "X" on the output tab once the tool has run. All results based on RIVTAM Model*
Help
Execute
APN:367180057; TAZ:3,677
Within a Transit Priority Area (TPA)?
No (Fail)
Within a low VMT generating TAZ based on Total VMT?
Yes (Pass)
Jurisdictional average 2012 daily total VMT per service population = 32.87
Project TAZ 2012 daily total VMT per service population = 30.01
Within a low VMT generating TAZ based on Residential Home-Based VMT?
Yes (Pass)
Jurisdictional average 2012 daily residential home-based VMT per capita = 18.66
Project TAZ 2012 daily residential home-based VMT per capita = 16.76
Zoom to
Layer List
All results based on RIVTAM Model.
Western Riverside County Parcels (Zoom in to view)
Transit Priority Area
RIVTAM TAZs with total VMT per service population below jurisdictional average under 2012 base year model
RIVTAM TAZs with Home-based VMT per resident below jurisdictional average under 2012 base year model
RIVTAM TAZs with Home-based work VMT per worker below jurisdictional average under 2012 base year model
RIVTAM TAZs with total VMT per service population below WRCOG subregional average under 2012 base year model
RIVTAM TAZs with Home-based VMT per resident below WRCOG subregional average under 2012 base year model
RIVTAM TAZs with Home-based work VMT per worker below WRCOG subregional average under 2012 base year model
City Boundaries
TUMF Zone Boundaries

September 2020 | Final Environmental Impact Report
State Clearinghouse No. 2014121047

BAXTER VILLAGE MIXED-USE PROJECT: REVISED PLOT PLAN 14-0002 (R1)

CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE FINAL ENVIRONMENTAL IMPACT REPORT (PA 20-0028)

City of Wildomar

Prepared for:

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PLACEWORKS

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CEQA FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE
BAXTER VILLAGE MIXED-USE PROJECT: REVISED PLOT PLAN 14-0002 (R1)
STATE CLEARINGHOUSE NO. 2014121047

Exhibit A

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a number of written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA. The potential environmental effects of the proposed Baxter Village Mixed-Use Project: Revise Plot Plan 14-0002 (R1) (Modified Project) have been analyzed in a Draft Supplemental Environmental Impact Report (Draft SEIR) (State Clearinghouse [SCH] 2014121047) dated June 2020. A Final SEIR has also been prepared that incorporates the Draft SEIR and contains comments received on the Draft SEIR, responses to the individual comments, revisions to the Draft SEIR including any clarifications based on the comments and the responses to the comments, and the Mitigation Monitoring and Reporting Program for the Modified Project (MMRP). This document provides the findings required by CEQA for approval of the Modified Project.

A. Statutory Requirements for Findings

The CEQA (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Ca. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subsection (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.

(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

(e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.

Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

B. Certification

Having received, reviewed, and considered the SEIR for the Baxter Village Mixed-Use Project: Revised Plot Plan 14-0002 (R1) State Clearinghouse No. 2014121047, as well as other information in the record of proceedings on this matter, the City of Wildomar City Council adopts the following Findings (Findings) and Statement of Overriding Considerations, in its capacity as the legislative body for the City of Wildomar (City), which is the CEQA Lead Agency. The Findings and Statements of Overriding Considerations set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the Modified Project.

In addition, the City of Wildomar City Council (City Council) hereby make findings pursuant to and in accordance with Section 21081 of the California Public Resources Code and State CEQA Guidelines Sections 15090 and 15091 and hereby certifies that:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effect as identified in the final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

C. Project Environmental Report and Discretionary Actions

The Final SEIR addresses the direct, indirect, and cumulative environmental effects of construction and operation activities associated with the Modified Project. The Final SEIR provides the environmental information necessary for the City to make a final decision on the requested discretionary actions for all phases of this project. The Final SEIR was also intended to support discretionary reviews and decisions by other responsible agencies. Discretionary actions to be considered by the City may include, but are not limited to, the following:

- Certify that the Final SEIR for the Modified Project has been completed in compliance with CEQA, and reflects the independent judgement and analysis of the City; find that the City Council has reviewed and considered the information contained in the Final SEIR prior to approving the project; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project either have been reduced to an acceptable level, or are outweighed by the specific overriding considerations of the project as outlined in the CEQA Findings of Fact and Statement of Overriding Considerations, as set forth herein.
- Approve the Modified Project and related discretionary actions needed for project construction and operation.

II. PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City published a Draft SEIR on June 23, 2020. A Final SEIR was prepared in the summer of 2020 in compliance with CEQA requirements. The Final SEIR has been prepared in accordance with CEQA and the CEQA Guidelines, as amended. As authorized in State CEQA Guidelines Section 15084(d)(2), the City retained a consultant to assist with the preparation of the environmental documents. City staff from multiple departments, representing the Lead Agency, have directed, reviewed, and modified where appropriate all material prepared by the consultant. The Final SEIR reflects the City's independent analysis and judgement. The key milestones associated with the preparation of the SEIR are summarized below. As presented below, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the SEIR and to solicit comments on the results of the environmental analysis presented in the Draft SEIR.

A. Public Notification and Outreach

In conformance with CEQA, the State CEQA Guidelines, and the City of Wildomar CEQA Guidelines, the City of Wildomar conducted an extensive environmental review of the Modified Project.

- Completion of a Notice of Preparation (NOP) on April 8, 2020. The public review period extended from April 8, 2020, to May 7, 2020. The NOP was published in the *Press Enterprise* on April 8, 2020. The NOP was posted at the Riverside County Clerk's office on April 8, 2020. Copies of the NOP were mailed to interested persons and organizations.

- Preparation of a Draft SEIR, which was made available for a 45-day public review period beginning June 23, 2020, and ending August 6, 2020. The scope of the Draft SEIR was determined based on the CEQA Guidelines Appendix G Checklist, and comments received in response to the NOP. The Notice of Availability (NOA) for the Draft SEIR was sent to interested persons and organizations, sent to the State Clearinghouse in Sacramento for distribution to public agencies, posted at the City of Wildomar's website, and published in the *Press Enterprise*. The NOA was posted at the Riverside County Clerk's office on June 23, 2020. The Notice of Availability of the Draft SEIR was published in the *Press Enterprise* on June 23, 2020.
- Preparation of a Final SEIR, including the responses to comments to the Draft SEIR. The Final SEIR was released for a 10-day agency review period prior to certification of the Final SEIR.
- Public hearings on the Modified Project, including a Planning Commission hearing and a City Council hearing.

In summary, the City conducted all required noticing and scoping for the Modified Project in accordance with Section 15083 of the CEQA Guidelines, and conducted the public review for the SEIR, which exceeded the requirements of Section 15087 of the CEQA Guidelines.

B. Final Environmental Impact Report and City Council Proceedings

The City prepared a Final SEIR, including Responses to Comments to the Draft SEIR. The Final SEIR/Response to Comments contains comments on the Draft SEIR, responses to those comments, revisions to the Draft SEIR, and appended documents. A total of seven comment letters were received. Of the seven comment letters, two letters were from public agencies, and five letters were from individuals and/or organizations.

None of the comment letters resulted in the need to modify the environmental analysis in the Draft SEIR.

The Final SEIR found that prior to mitigation, implementation of the Modified Project will result in potentially significant impacts to Air Quality, Greenhouse Gas Emissions, and Transportation, as stated below. However, even with the implementation of mitigation measures (MMs) these impacts would be significant and unavoidable. The City prepared a Statement of Overriding Considerations (see Section V, below) for the following impacts which were found to be significant and unavoidable, except for the Transportation impact, as this impact was significant and unavoidable under the Original Project and therefore, was already overridden:

Air Quality

- **Impact 5.1-2:** The Modified Project would exceed regional thresholds of significance established by the SCAQMD for emissions of NO_x. It is important to note that approximately 84 percent of NO_x emissions are derived from vehicle usage. Since neither the project applicant nor the city have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce NO_x emissions to levels that are less than significant. Therefore, NO_x emissions are considered significant and unavoidable.
- **Impact 5.1-4:** The Modified Project has the potential to result in or cause NAAQS or CAAQS violations. The Modified Project's operational-source emissions have the potential to exceed

the applicable regional thresholds of significance and would not be consistent with the objectives of the AQMP.

Greenhouse Gas Emissions

- **Impact 5.2-1:** The Modified Project would exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, therefore, Impact 5.2-1 would be significant and unavoidable.
- **Impact 5.2-2:** The Modified Project would exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, therefore, Impact 5.2-2 would be significant and unavoidable.

Transportation

- **Impact 5.4-1:** Intersection Level of Service impacts for freeway segment I-15 NB, South of Baxter Rd. would exceed Caltrans standards on freeway mainline segments and therefore would remain significant and unavoidable because Caltrans does not have a fee program or other improvement programs in place to address the deficiencies caused by development projects in the City.

The public can view searchable agendas for scheduled City Council meetings and access agenda-related City information and services directly on the following website: http://www.cityofwildomar.org/government/city_council.

The Final SEIR document will be posted for viewing and download with the previously posted Draft SEIR prior to the City's consideration of the Final SEIR and project recommendations on the City's website.

A date for consideration of the Final SEIR and project recommendations at the City Council was set for the Modified Project and notice of the meeting was provided consistent with the Brown Act (Government Code Sections 54950 et seq.). The City Council will take testimony on the Modified Project and may continue on its calendar to a subsequent meeting date in its discretion.

C. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the Modified Project consists of the following documents and other evidence, at a minimum:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the Modified Project.
- The Draft SEIR and Final SEIR for the Modified Project.
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft SEIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft SEIR.

- All written and verbal public testimony presented during a noticed public hearing for the Modified Project.
- The Mitigation Monitoring and Reporting Program.
- The reports and technical memoranda included or referenced in the Final SEIR.
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft SEIR and Final SEIR.
- The Resolutions adopted by the City in connection with the Modified Project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the City, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

D. Custodian and Location of Records

The documents and other materials that constitute the administrative record for the City's actions related to the Modified Project are at the City of Wildomar – Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA. The City Planning Department is the custodian of the administrative record for the Project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request of the Planning Department. Additionally, the documents are available online at: http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

E. Project Location

The project site is within the City of Wildomar in western Riverside County. The entire Baxter Village site is approximately 36 acres and is bound to the north by Grove Street, Interstate 15 (I-15) to the east, Baxter Road to the south, and White Street to the west. The Modified Project affects approximately 10 acres of the site that fronts Baxter Road and extends from I-15 to approximately the point where Central Avenue intersects with Baxter Road. While the Original Project was approved on July 25, 2016, no development has occurred, and the site is vacant. The proposed Medical Office Building and hotel building would be in the southeastern portion of the site.

F. Project Objectives

The following objectives have been established for the Baxter Village Mixed-Use Project: Revised Plot Plan 14-0002 (R1) and will aid decision makers in their review of the Modified Project and associated environmental impacts:

1. Develop land located within the City consistent with the City's objectives, as set forth in the general plan and zoning code.

2. Deliver a commercial center that provides a mix of medical office and hotel uses, providing the City with increased employment opportunities, public health services, and tax revenues.

3. Incorporate architectural design elements that reflect the Contemporary Craftsman Architectural Style per the City's Commercial Design Guidelines.

4. Improve local public health and safety by serving the existing and projected growth in Wildomar and immediate surrounding communities.

5. Reduce vehicular trips outside the City for medical services by increasing the types and capacity of local medical services available.

6. Provide a comprehensive range of high-quality healthcare services in a seismically safe, state-of-the-art, advanced-care medical facility to serve the Wildomar region.

7. Create a comprehensively planned, advanced-care medical facility that provides community vitality and economic growth in Wildomar and the surrounding region.

8. Improve the jobs/housing balance within the City and surrounding area.

9. Implement green building features using the standards of the California Green Building Standards Code, and as well as the Leadership in Energy and Environmental Design (LEED) Silver certification requirements or equivalent.

10. Provide a freeway-adjacent hotel focused on business and leisure travelers.

11. Locate a public gathering place within the site for use by the Wildomar Historical Society to construct displays highlighting the City's historic heritage.

G. Project Description

The Modified Project would eliminate the approved 75,000-square-foot retail center to instead construct an 84,000-square-foot (3-story, 50-foot-high) outpatient medical office building (MOB) on 7.2 acres, a 102-room (5-story, 50-foot-high) hotel building on 2.4 acres, and associated road and storm drain improvements for a total of approximately 10 acres. The existing General Plan and zoning designations of the site, Commercial Retail (CR) and Scenic Highway Commercial (C-P-S), respectively, would remain unchanged. A sidewalk and crosswalk would be constructed around the perimeter of the site.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

A. Format

Section 15091 of the CEQA Guidelines requires that a Lead Agency make a finding for each significant effect for the project. This section summarizes the significant environmental impacts of the Modified Project, describes how these impacts are to be mitigated, and discusses various alternatives to the Modified Project, which were developed in an effort to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation unless otherwise stated in the findings.

This remainder of this section is divided into the following subsections:

Section B, Issues Deemed "No Impact" or "Less Than Significant Impact," presents topical areas that would result in no impact or less than significant impacts, as detailed in Chapter 8 of the Draft SEIR.

Section C, Findings on "No Impact" and "Less Than Significant Impacts," presents environmental issues, as identified in Chapter 5 of the Draft SEIR, which would result in no impact or less than significant impacts.

Section D, Findings on Impacts Mitigated to Less Than Significant, presents significant impacts of the Modified Project that were identified in Chapter 5 and Chapter 8 of the Draft SEIR, the mitigation measures identified in the Mitigation Monitoring Program, and the rationales for the findings.

Section E, Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance, presents significant impacts of the Modified Project that were identified in the Draft SEIR, the mitigation measures identified in the Mitigation Monitoring Program, the findings for significant impacts, and the rationales for the findings.

Section IV, Alternatives to the Modified Project, presents alternatives to the Project and evaluates them in relation to the findings set forth in Section 15091(a)(3) of the State CEQA Guidelines, which allows a public agency to approve a project that would result in one or more significant environmental effects if the project alternatives are found to be infeasible because of specific economic, social, or other considerations.

Section V, Statement of Overriding Considerations, presents a description of the Modified Project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

Section VI, Findings on Responses to Comments on the Draft SEIR and Revisions to the Final SEIR, presents the City's findings on the response to comments and revisions to Final SEIR, and decision on whether a recirculated Draft SEIR is necessary or not.

B. Issues Deemed No Impact or Less Than Significant Impact

As the Modified Project was prepared pursuant to CEQA Guidelines Section 15163, "the supplement to the EIR need only contain the information necessary to make the previous EIR adequate for the project as revised" and as such, an Initial Study was not prepared, and a NOP was issued without an accompanying Initial Study. In accordance with Section 15128 of the CEQA Guidelines, as described in Chapter 8 of the Draft SEIR, the City concluded that project impacts related to the following topical environmental issues would result in no impact or would be less than significant: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Services Systems, and Wildfire. Since the following environmental issue areas were determined to have no impact or a less than significant impact, no findings for these issues are required.

1. Aesthetics

As stated in the Original Project, the tallest building onsite would be the multifamily apartments which would be three stories, and would not exceed the height restriction of 50 feet in the R-3 zone. The Modified Project would result in a 5-story hotel and 3-story Medical Office Building (MOB) which would both be 50-feet tall. Similar to the Original Project, the Modified Project would block views to some degree of motorists from I-15 looking west toward the Santa Ana Mountains and pedestrians traveling along White Street looking toward the Sedco Hills. Blocked views would be limited to the lower portions of the Santa Ana Mountains and Sedco Hills; the peaks would still be visible. The views of the Santa Ana Mountains can be seen from the northwest and southwest of the project site and the Sedco Hills can be seen from the northeast and southeast of the project site. There are no state-designated scenic highways near the project site; however, the portion of the I-15 that intersects State Route 91 and travels south through Riverside County, which is adjacent to the project site, is an Eligible Scenic Highway. Additionally, consistent with the vision of the City's General Plan, the portion of the City where the project site is located is transitioning from rural to an urban/suburban area. As with the Original Project, the Modified Project would be required to comply with all City of Wildomar ordinances and regulations, which would reduce impacts to less than significant. The development of the Modified Project, as with the Original Project would introduce new sources of light and glare into the area in the form of street lighting, parking lots, and security lighting for the buildings, and nighttime traffic, as well as landscaping lights. Lighting would be pointed downwards so as to not project direct light rays into the sky or adjacent properties, as indicated in the City of Wildomar Municipal Code. Impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to aesthetics. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

2. Agricultural and Forestry Resources

The entire project site is classified as Farmland of Local Importance; however, the State Farmland and Monitoring Program does not designate the site as Prime, Unique, or Farmland of Statewide Importance. As such, the Modified Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural land uses. Additionally, the project site nor the adjacent properties are under a Williamson Act contract. The project site is not designated as forestland or timberland. No impact would occur.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to agricultural and forestry resources. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

3. Biological Resources

The City of Wildomar does not have a local tree ordinance or any other local ordinance that pertains to the protection of biological resources. However, the City adopted the MSHCP fees by ordinance, which are detailed in Section 3.42.070, Western Riverside County Multiple Species Habitat Conservation Plan mitigation fee, of the Wildomar Municipal Code. Therefore, no impact would occur.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to the confliction with any local policies or ordinances protecting biological resources. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

4. Cultural Resources

The Original Project indicated that the project site contained the Brown House which was relocated to the project site in 2006. Various studies conducted on the Brown House indicated that it does not meet the eligibility criteria for state or federal historical listing, therefore, impacts to the Brown House would not be significant under CEQA. However, the project site is currently vacant, and no longer contains the Brown House as it was demolished in 2017. Therefore, no impacts would occur.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to historical resources. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

5. Energy

The Modified Project would comply with state law by minimizing idling of construction equipment and reducing construction waste by recycling. Construction impacts would be short-term and less than significant. During operational activities, the Modified Project would comply with state laws pertaining to energy efficiency such as SB 100. Additionally, the Modified Project would implement green building

features using the California Green Building Standards Code. The Modified Project would comply with the latest California Building Code requirements, as well as federal, state, and local regulations. Therefore, impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to energy. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

6. Geology and Soils

The nearest fault that could cause substantial damage to the project site is the Temecula branch of the Elsinore branch approximately 2.6 miles west of the project site. The eastern portion of the site is located within a Riverside County Fault Hazard Zone. There are no active faults present on the site. The project site is located in an area of moderate liquefaction potential based on underlying soil deposits. However, the Pauba Sandstone and granitic bedrock found below the onsite soils are well-consolidated and not considered to be susceptible to liquefaction. Therefore, with remedial grading, the potential for liquefaction on site is very low. The project site consists of gently rolling hills with a general slope of approximately 3.4 percent; the gently sloping topography of the site would not be subject to landslides and the project site is not near or in the path of any known potential landslides. Prior to the issuance of grading permits, the Project Applicant would be required to prepare and submit detailed grading permits as each phase is developed. These plans would be prepared in conformance with applicable standards of the City of Wildomar. As the Original and Modified Projects would disturb more than one acre, an NPDES permit and SWPPP would be required to address erosion and discharge impacts associated with the proposed onsite grading and construction. Compliance with stormwater regulations include minimizing storm water contact with potential pollutants by providing covers and secondary containment for construction materials, designating areas away from storm drain systems for storing equipment and materials and implementing appropriate practices on the construction site. As stated in the Original Project, while the project does not propose any activity known to cause damage by subsidence, the site is considered susceptible to subsidence. The Pauba Sandstone and alluvium overlying granitic bedrock has been shown in the past to be a factor in subsidence. However, after remedial grading, subsidence would be low. Additionally, due to the dense and well-consolidated nature of the soils on the project site, seismically-induced settlement is not anticipated. Moreover, the Original Project determined that the soils onsite have a very low expansive potential. As with the Original Project, the Modified Project would be connected to existing wastewater facilities (sewer) owned and operated by the Elsinore Valley Municipal Water District, and septic tanks would not be used.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to geology and soils. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

7. Hazards and Hazardous Materials

The Modified Project would not include the routine use, transport, or disposal of hazardous materials, and the Modified Project would be consistent with the General Plan policies regarding hazards and hazardous materials. The nearest schools to the project site are Cornerstone Christian School, which is located approximately 0.2-mile northeast of the site across Interstate 15, and the California Lutheran High School, which is approximately 0.4-mile southwest of the project site. Given the residential and commercial nature of the project, the type of hazardous materials that would be used during construction and operation would be limited, and the handling and disposal of all materials would be subject to applicable state and federal standards, ordinances, and regulations. According to the Original Project, the project area is not listed on any of the searched regulatory databases provided by Environmental Data Resources (EDR). Additionally, the nearest airport to the project site is the Skylark Field Airport in Lake Elsinore approximately 1.9 miles northwest of the site, however, as stated in the Original Project, the project site is not within the Skylark Airport Influence Policy Area. As with the Original Project, the Modified Project would be designed, constructed, and maintained in accordance with applicable standards associated with vehicular access, ensuring that adequate emergency access and evacuation would be provided. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required roads closures. Furthermore, according to the Original Project, the areas around the project site are prone to very high, high, and moderate fire risks. However, the project site is in an urbanized area that, according to the City of Wildomar General Plan, does not have any risk of wildfires. The Modified Project would be consistent with the General Plan Safety Element. Impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to hazards and hazardous materials. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

8. Land Use and Planning

The project site is currently vacant and would include construction of a hotel and MOB in addition to the residential component of the Original Project. The adjacent properties west and north of the project site are residential and the adjacent property south of the site is vacant; commercial uses are located to the east of the I-15 which bounds the eastern project site boundary. The existing residential communities would become more contiguous with the project site once it is developed. Additionally, as indicated in the Original Project, the Modified Project would be generally consistent with the goals of SCAG's Regional Comprehensive Plan (RCP), Compass Plan, and Regional Transportation Plan (RTP), and would be consistent with the Water Quality Control Plan for the San Diego Basin and Riverside County Drainage Area Management Plan (DAMP). Therefore, impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to land use and planning. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those

thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

9. Mineral Resources

The project site is designated MRZ-3a; minerals in this category have undetermined value and are not considered locally-important mineral resource recovery sites. The physical characteristics of the site provide no indication of a unique or valuable mineral resource. Development of the site would not result in the loss of mineral resources; the site is not designated nor zoned for mining or mineral extraction uses. Therefore, no impact would occur.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to mineral resources. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

10. Noise

Construction of the Modified Project would generate varying levels of ground vibration depending on the equipment and methods used, distance to the affected structures, and soil types. Heavy construction equipment, such as large bulldozers and haul trucks have the greatest potential of producing vibration impacts. According to the Original Project, the nearest sensitive receptor is located approximately 50 feet north of the project site and the maximum level of vibration felt by this receptor would be 78 VdB, which is below the FTA human annoyance standard of 80 VdB. Construction would be short-term and intermittent. Delivery trucks during operation of the project would not be expected to generate a vibration level of greater than 65 VdB. The closest airport to the project site is the Skylark Field Airport in the City of Lake Elsinore approximately 1.9 miles northwest of the site, as indicated in the Original Project. However, the project site is not within the influence zone of policy areas of the Airport, and Skylark Field Airport does not have a Land Use Compatibility Plan. Therefore, impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to groundborne vibration and noise and airport noise. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

11. Population and Housing

As with the Original Project, the Modified Project is a mixed-use development that would contribute to jobs and housing. The residential portion of the project is expected to generate approximately 653 people. The hotel and MOB are expected to generate approximately 29 employees and 103 employees, respectively. The hotel and MOB would generate a total of approximately 132 employees, which is 18 employees less than the commercial/retail component employment generation of the Original Project, which was estimated to generate 150 employees. As with the Original Project, the Modified Project would generate housing and jobs within the City; however, the Modified Project's jobs-to-housing ratio, 0.48, would be less than the Original Project's jobs-to-housing ration of 0.55. Both the Modified

and Original Projects' jobs-to-housing ratios are above the City's ratio of 0.32 and below the SCAG ratio of 1.14. As the Original Project did not induce a population increase above that which has been planned for by the City, the Modified Project would not induce a population increase above what has been planned for the City. The project site is currently vacant and therefore, would not displace people or housing. Therefore, impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to population and housing. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project

12. Public Services

The project site is currently vacant and would increase the demand for fire and police protection services. As with the Original Project, the Modified Project would be required to be designed, constructed, and operated per applicable fire prevention/protection and public safety standards established by the City. Additionally, it is anticipated that private security would be utilized during the construction period. Typically, only residential projects generate a need for school facilities. The residential component of the project would increase the number of students in the City by approximately 85 students which would not cause the schools in the project area to exceed capacity. The Modified Project, would not increase the number of residents in the City or demand for parks. All of the park and open space lands included in the Original Project will remain. The Modified Project would also include 7,500 square feet of community open space. All new development would be required to pay development impact fees (DIFs) to the City, development fees in accordance with Government Code 65995 and Education Code 1760, Quimby fees, and future property owner would be subject to pay Wildomar Ordinance 71 parcel tax. Therefore, impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to public services. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project

13. Recreation

The Original Project would require approximately 1.96 acres of parkland to be set aside in order to meet the City' requirement of 0.0066 acre per multifamily dwelling unit and 0.0093 acre per single-family dwelling unit, if the developer chooses dedication of land to comply with the Quimby Act. Although the Original Project would provide open space, this is not considered parkland and does not count towards the Quimby Act requirements. The project applicant would be required to pay Quimby fees as well as DIFs, and future property owners would be subject to pay Wildomar Ordinance 71 parcel tax. Implementation of the Modified Project includes 7,500 square feet of community open space. The construction or expansion of such areas would not result in an adverse physical effect on the environment beyond those analyzed for the overall development of the project in both the Original Project and the Modified Project evaluated by this Draft SEIR. Therefore, impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to recreation. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

14. Tribal Cultural Resources

The project site is vacant and therefore, there are no resources that are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources exists onsite. Therefore, no impact would occur.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to tribal cultural resources. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

15. Utilities and Service Systems

The Elsinore Valley Municipal Water District (EVMWD) supplies water to the surrounding area and would supply water to the project site. Water line improvements at the project site would be constructed in accordance with Title 13, Public Services, of the Wildomar Municipal Code. As the increase in wastewater generation is insignificant, the Modified Project, as with the Original Project, would not require the construction of new or expansion of existing wastewater treatment facilities. The project site is located within the limits of the Riverside County Flood Control and Water Conservation District's (RCFCWCD) Murrieta Creek/Murrieta Valley Area Drainage Plan. As part of the development process, the project applicant would be required to pay fees to the RCFCWCD or the City prior to the issuance of grading permits. The project site is currently undeveloped, and development of the site would increase impervious surfaces, however, drainage on the site has been designed to accommodate post-development water flows. Stormwater drainage improvements would not exceed the capacity of storm drain systems in accordance with the City of Wildomar Municipal Code Section 13.12.050 and the MS4 Permit from the San Diego Regional Water Quality Control Board. Moreover, the project site would require connection to utilities such as electricity and natural gas lines in the vicinity of the site in accordance with Municipal Code Section 16.40.010, Installation Requirements, for undergrounding utilities. The applicant would be responsible for payment of electricity and gas connections as well as use of the utility.

Additionally, according to the Original Project, the residential component of the Original Project would generate a water demand of approximately 161,944 gallons per day (gpd), and the commercial/retail component of the Original Project would generate approximately 22,800 gpd. The total water demand of the hotel and MOB is 19,732 gpd, which is a reduction of approximately 3,068 gpd compared to the Original Project's commercial/retail component. The total water demand of the Original Project was approximately 184,744 gpd, and the total water demand of the Modified Project, including the residential component, would be 181,676 gpd. Furthermore, the Original Project was estimated to generate approximately 65,300 gallons of wastewater per day (0.065 mgd), which would be within the treatment capacity of the Regional Water Reclamation Facility (WRF) which is 8.0 mgd.

As indicated in the Original Project, solid waste would be hauled from the site to the Perris transfer station, after which non-recyclable materials would be sent to Lamb Canyon Landfill. The landfill has a remaining capacity of 19,242,950 cubic yards and a maximum daily throughput of 5,000. The residential component of the project would generate 267.7 tons of solid waste per year; the commercial/retail portion of the Original Project was estimated to generate 129 tons per year, which is a total of 396.7 tons per year. The proposed hotel and MOB would generate approximately 37.23 tons per year and 907.2, respectively. The Modified Project, including the residential component, would generate 1,212.13 tons per year. The Modified Project would make up approximately 0.24 percent of the landfill's maximum daily throughput. Solid waste would be generated during construction and operation of the Modified Project. Development of the Modified Project would be subject to the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper, products, glass, and other recyclables. City of Wildomar Municipal Code Section 8.104 regulates solid waste handling and mandates that sufficient receptacles be in place onsite to accommodate refuse and recycling. Therefore, impacts to utilities and services systems would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to utilities and service systems. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

16. Wildfire

The Modified Project, as with the Original Project, would be designed, constructed, and maintained in accordance with applicable standards associated with vehicular access, ensuring that adequate emergency access and evacuation would be provided. The project site is flat and is located in an urbanized area that does not have any risks of wildfires. Additionally, with the combination of urban development that reduces fire fuel, as well as fire requirements such as smoke alarms, sprinklers, fire hydrants, and so forth, impacts would be less than significant. The project site is currently vacant and may require new infrastructure for electricity, natural gas, telecommunications, and cable services which would be installed to meet service requirements. The Modified Project would not add infrastructure such as roads or overhead power lines in areas with wildland vegetation. The project site is generally flat and designated Zone X indicating minimal risk of flooding; therefore, it is unlikely that the project site would be susceptible to downslope or downstream flooding or landslides. Therefore, impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to wildfire. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

C. Findings on "No Impact" and "Less Than Significant Impacts"

The City determined that the Modified Project would have no impact or less than significant impacts, including direct, indirect, and cumulative impacts, for the environmental issues summarized below.

The rationale for the conclusion that no significant impact would occur in each of the issue areas is based on the environmental evaluation in the listed topical EIR sections in Chapter 5 of the Draft SEIR.

CEQA Guidelines Section 15901 states that an EIR may not be certified for a project that has one or more significant environmental effects unless one of three possible findings is made for each significance effect. Since the following environmental issue areas were determined to have no impact or a less than significant impact, no findings for these issues are required.

1. Air Quality

Impact 5.1-1: Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during construction activities, or expose sensitive receptors to substantial pollutant concentrations during construction activities? [Thresholds AQ-2 and AQ-3]

Construction activities associated with the Modified Project would result in emissions of VOCs, NO_x, SO_x, CO, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from site preparation, grading, building construction, paving, and architectural coatings.

Dust is typically a major concern during grading activities. The Modified Project is expected to require 142,652 cubic yards (CY) of import. Construction is expected to take approximately 20 months. Under the assumed scenarios, emissions resulting from the construction of the Modified Project would not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant.

The Original Project concluded that with the implementation of Mitigation Measure 4.3.6.1A and Mitigation Measure 4.3.6.1B, which require the use of Tier 3 certified construction equipment or better and signage for construction workers to shut-off engines at or before five minutes of idling, impacts would be reduced to less than significant levels. The Modified Project's impacts would also be less than significant because the Modified Project would not exceed SCAQMD thresholds.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to criteria pollutants and the expose sensitive receptors to substantial pollutants during construction. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

Impact 5.1-5: Would the Modified Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? [Threshold AQ-4]

The potential for the Modified Project to generate objectionable odors has been considered. Land uses generally associated with the following are associated with odor complaints: agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. Neither the Original Project nor the Modified Project contain land uses that are associated with emitting objectionable odors.

Potential odor sources associated with the Modified Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the Modified Project's (long-term operational) uses.

Standard construction requirements would minimize odors from construction under the Original Project and Modified Project conditions. The construction odor emissions would temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, this impact is considered to be less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations, Chapter 8.104, Solid Waste Collection and Disposal, of the City of Wildomar Municipal Code. The Modified Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. The Original Project determined that impacts as a result of odors would be less than significant. Additionally, odors associated with the Modified Project's construction and operations would also be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to objectionable odors. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

2. Hydrology and Water Quality

Impact 5.3-1: Would the Modified Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? [Threshold HYD-1]

Construction Activities

Clearing, grading, excavation, and construction activities associated with the Modified Project may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particulates in local drainages.

As part of Section 402 of the Clean Water Act, the US Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System ("NPDES") program to control direct stormwater discharges. The NPDES program regulates industrial pollutant discharges, which include construction activities.

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

Santa Margarita) that affect some of the properties in the City, the entire City is governed by the MS4 permit for the Santa Margarita region.

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

Operational Phase

The primary constituents of concern during the Project operational phase would be solids, oils, and greases from parking areas that could be carried off-site. Walkways, parking, ramps, and other surfaces would be sloped away from buildings, and planes would be sloped for drainage.

Sheet flow would be directed from paved areas onto planted areas, roof downspouts would be hard connected to the underground storm drain network, and flow lines, which would be located to avoid tree wells and other objects that might obstruct drainage flow and cause ponding, would be located to avoid concentration on pedestrian walkways. Some of the site's tributary areas directly enter the site's storm drain system via drainage inlets. Other tributary areas sheet flow into planter areas with sub-drains which connect to the main onsite system. All downspouts of the new MOB would be hard-piped to the proposed storm drain systems. All runoff that enters the site storm drain system would go through one or more BMP. These BMPs include continuous deflective separation (CDS) units, filters installed in catch basins and planters.

Stormwater would be conveyed using an underground pipe network which collects surface stormwater through catch basins. Stormwater from the building roofs would be connected directly via hard pipe into the storm drain system. Stormwater would enter a Continuous Deflective System (CDS) unit, which captures pollutants such as debris, sediment, and oil. Stormwater would then enter a detention basin, designed to capture the designed volume.

Moreover, stormwater quality concerns would be addressed through application of Low Impact Development (LID) principles of biofiltration through the bottom of the basin into the underlying soil. Flows exceeding the design volume must discharge to a downstream conveyance system. All catch basins would have a debris catch with sediment filter bag. These filters direct the stormwater runoff to filtration media which would capture solid waste particles and other pollutants from entering the storm drain network.

The Original Project stated that compliance with the required NPDES permits, BMPs, federal and state standards, and SWPPP would ensure construction impacts are less than significant. Similarly, the Original Project would ensure operational impacts are less than significant through the implementation of BMPs and the NPDES permit. With the implementation of federal, state, and local regulations, runoff from both the construction and operational phases of the Modified Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to the violation of any water quality standards or waste discharge requirements. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

Impact 5.3-2: Would the Modified Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin? [Threshold HYD-2]

According to the WQMP, field work included excavating five deep geotechnical borings and 14 percolation borings; groundwater was encountered at an elevation of 1,339 and 1,334 feet above mean sea level. The Hydrology Report states that groundwater depths observed from 10 to 29 feet below ground surface.

The project site, which is in the Santa Margarita watershed, is adjudicated. The Elsinore Basin Groundwater Management Plan (GWMP) summarizes inflows to the Elsinore Basin that include infiltration of local precipitation, runoff from the surrounding watershed, infiltration from the San Jacinto River prior to reaching Lake Elsinore, and return flows from either irrigation or domestic use. Since the adoption of the 2005 GWMP, EVMWD has limited pumping (approximately 5,550 acre-ft/yr) to be consistent with the safe yield of the Elsinore Basin. Groundwater pumping to meet water demands accounts for essentially the entire outflow from the basin. Active groundwater management and conjunctive use programs have been implemented by EVMWD to balance the Elsinore Basin inflows and outflows.

As shown in the Department of Water Resources Bulletin 118, the Elsinore Basin, which is the major source of potable groundwater supply for EVMWD, has not been identified to be in a state of overdraft. Additionally, the filtration BMPs in the WMQP such as including landscaping to promote surface infiltration would treat and discharge stormwater into storm drain facilities which would be conveyed to channels within the Elsinore Basin. As stormwater quality would be assured through LID Project features, and all stormwater would remain within the Elsinore Basin and available for

groundwater recharge, the Modified Project would not significantly affect groundwater recharge, or the availability of groundwater and impacts would be less than significant.

The Original Project incorporated BMPs which ensured that impacts to groundwater were less than significant. Similarly, the Modified Project would also incorporate BMPs to ensure impacts to groundwater recharge or the availability of groundwater are reduced to less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to the decrease in groundwater supplies. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

Impact 5.3-3: Would the Modified Project 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 result in a 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? [Threshold HYD-3 (i), (ii), (iii), (iv)]

Development of the Modified Project would result in a decrease in impervious surfaces contemplated in the Original Project. The Original Project assumed 90 percent coverage of the commercial land, and the Modified Project would result in an average of 65.33 percent lot coverage.

The post-construction site hydrology would mimic the pre-development hydrology, thereby reducing the downstream erosion that may occur due to increased runoff from pervious surfaces, and pollutants in runoff from the site would be significantly reduced.

Like the Original Project, the Modified Project is subject to NPDES requirements and the countywide MS4 permit. Additionally, the Project applicant must submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during construction. Furthermore, the Project applicant is required to prepare and submit a detailed erosion control plan for the City approval prior to obtaining a grading permit. Implementation of this plan would address any erosion issues associated with proposed grading and site preparation. The Modified Project would result in opportunities for landscaped areas which are integrated into the stormwater collection and treatment system. The landscape areas will be used to treat stormwater runoff with a proposed biofiltration basin before connecting to a proposed storm drain system. The Modified Project would also include filters which would be installed in catch basins and planters.

Furthermore, the WQMP for the Modified Project includes BMPs to prevent erosion during construction and post-construction. The Modified Project would not result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

The project site is designated by the Federal Emergency Management Agency (FEMA) as being Zone X, indicating minimal risk of flooding. Although the Modified Project would increase impervious surfaces compared to existing conditions, the project site is not located within an area of flood risk, and the proposed basin would reduce impacts from on- or off-site flooding. Therefore, impacts would be less than significant.

The Original Project's increase in volume, from pre-Project to post-Project, would be stored in the proposed sand filter basins and subsurface systems which would ensure that post-Project flows would be reduced to less than pre-Project levels and would also trap pollutants. Additionally, the Original Project would implement BMPs which would reduce impacts to less than significant. The Original Project found that the project site is located outside a 100-year floodplain, and therefore, would not impede or redirect flows. The Modified Project would also incorporate BMPs; the project site is located outside an area of flood risk.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to substantial erosion or siltation, increase in the rate or amount of runoff, the creation of runoff in exceedance of storm drain capacity, and the impedance of flood flows. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

Impact 5.3-4: Would the Modified Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation? [Threshold HYD-4]

The project site is not within a flood hazard zone. The project site is not in an area subject to seiches, mudflows, or tsunamis due to the absence of any nearby bodies of water and mud/debris channels. Additionally, the County of Riverside identifies dam inundation hazard areas throughout the County. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The County's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan. As shown in Figure S-10, the project site is not in any dam inundation hazard zones. In addition, the project site is not in the vicinity of any levees or waterbody which could cause a tsunami. Therefore, the Project would not be exposed to seiches, mudflows, or tsunami hazards, and no significant impact would occur.

The Original Project determined that the project site is not at risk for inundation by a tsunami as it is located at least 25 miles from the Pacific Ocean, nor from a seiche during a seismic event as it is approximately 4 miles from Lake Elsinore and 15.5 miles from Lake Perris. The Original Project stated that there are no steep slopes onsite, and Sedco Hills, located approximately 1,200 feet from the site would not impact the site due to the separation distance and intervening barriers such as I-15 freeway. Therefore, impacts associated with landslides, rockfalls, or mudslides would result in no significant impact. Similarly, the Modified Project would not be exposed to seiches, tsunamis, floods, or mudflows and impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to the release of pollutants in flood hazards, tsunamis or seiche zones. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

Impact 5.3-5: Would the Modified Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? [Threshold HYD-5]

The Modified Project would implement BMPs to ensure that it has a less than significant impact on surface and ground water quality. These measures also ensure that the Modified Project does not obstruct or conflict with the implementation of the San Diego Basin Plan or the Santa Margarita Water Quality Improvement Plan. Additionally, the Modified Project would not conflict with the EVMWD UWMP. The Modified Project would comply with water quality requirements set forth in the Statewide General Construction Permit, the NPDES, and the City of Wildomar Municipal Code Section 13.12 (Stormwater/Urban Runoff Management and Discharge Controls Ordinance). Additionally, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin. Therefore, the Modified Project would not impede sustainable groundwater management of the basin and impacts would be less than significant.

The Original Project would comply with federal, state, and local regulations, through the implementation of BMPs, the NPDES permits, and SWPPP, and would therefore result in less than significant impacts. Similarly, the Modified Project would comply with the NPDES permit as well as federal, state, and local regulations, and impacts would be less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to the confliction with or obstruction of the implementation of a water quality control plan or sustainable management plan. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

3. Transportation

Impact 5.4-2: Would the Modified Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? [Threshold T-2]

The VMT analysis was added to the CEQA Guidelines in 2019, and therefore, VMT was not addressed in the 2016 EIR for the Original Project. VMT calculations were prepared for the Modified Project prior to the City's adoption of a VMT threshold and therefore the OPR recommended threshold was conservatively used to evaluate VMT. Since preparation of the VMT analysis for the Modified Project, the City of Wildomar has adopted a VMT threshold.

Unlike urban areas that have many transit options, communities like Wildomar are limited in the mitigation that can be applied to reduce VMT. For example, without high quality transit in the City it is impractical to eliminate parking. Lack of high-quality transit also reduces the potential for transit-oriented design (TOD).

WRCOG evaluated several mitigation strategies designed to reduce VMT for applicability in the City. Given the City's rural / suburban land use context, the following key strategies were identified as the most appropriate.

- diversifying land use
- improving pedestrian networks
- implementing traffic calming infrastructure
- building low-street bicycle network improvements
- encouraging telecommuting and alternative work schedules
- providing ride-share programs

The measures are intended to apply at the City level, however project specific design elements are included in the Modified Project and would be consistent with the larger City effort to connect sidewalks and trails to encourage non-motorized transportation. Considered in its entirety, the Modified Project is a horizontal mixed-use development with both residential and commercial components. It is possible that one or more employees and/or patients of the MOB will live in the homes on-site and could walk to the project which would reduce VMT. The design of the site provides for non-motorized access.

As shown in Table 5.4-13, *Estimated VMT Reduction for Wildomar with Plausible Mitigation,* on page 5.4-24 of the Draft SEIR, the potential reduction in VMT is expressed as a range and varies depending on the source of the documentation. The CAPCOA analysis was conducted in 2010, and the WRCOG analysis in 2019. The anticipated reduction in VMT estimated by WRCOG is less than the CAPCOA projections.

In addition to physical design such as mixed use, some of the measures are dependent upon the operation of the land use. For example, it is unreasonable to assume that a significant number of the hotel guests would cycle to the building. Employees certainly could, however this represents a very small percentage of the total trips. Similarly, patients at the MOB would be unlikely to walk if they are ill. Employees could potentially walk to the MOB, however, this assumes showers and facilities for changing. The Modified Project is designed to accommodate pedestrian and cycle traffic, however it is not connected to other sidewalks or trails, which makes it more difficult to access. This will change as the City implements its active transportation program and improvements occur along Baxter Road.

In determining the amount of VMT reduction associated with the Modified Project, the VMT memo evaluated the aforementioned transportation demand management strategies and applied the midpoint of the associated reductions within the ranges shown in Table 5.4-13.

The following are Transportation Demand Management (TDM) strategies that were included in the Modified Project to Vehicle Miles Traveled (VMT). As they are already part of the Modified Project they were included in the evaluation of VMT. While not mitigation measures, these project design features are important to addressing the Modified Project impacts on VMT. Therefore, the measures are included here, and will be included in the mitigation monitoring and reporting program (MMRP) to ensure that they are considered before allowing any change in the project design:

- **TDM Strategy #1: Increase Diversity of Land Uses –** At least three of the following shall be located on or off-site within ¼ mile of the Project: Residential Development, Retail Development, Park, Open Space, or Office.

- **TDM Strategy #2: Provide Pedestrian Network Improvements –** Pedestrian connections such as a sidewalk and/or trail shall be provided to surrounding areas, and along Baxter Road, consistent with the City's General Plan and roadway development standards.

- **TDM Strategy #3: Provide Traffic Calming Measures –** Traffic calming measures shall be incorporated in the final site design within the parking and roadways to reduce vehicle speeds and make it more pleasant for and encourage pedestrians and cyclists.

Table 5.4-14, *VMT Impact Evaluation,* on page 5.4-25 of the Draft SEIR, shows the application of the TDM VMT reduction strategies to the Citywide VMT average of 32.87. The application of 9.95 percent, when applied to the Project calculated VMT of 28.16 results in a VMT of 25.36, which is below the threshold of 31.88, therefore impact to VMT from this Project are considered less than significant.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to VMT. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

Impact 5.4-3: Would the Modified Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible (e.g., farm equipment), or result in inadequate emergency access? [Threshold T-3 and T-4]

Site Adjacent Roadway Recommendations

Baxter Road

Recommendations include constructing Baxter Road at its ultimate half-section width as an Arterial Highway (128-foot right-of-way) between Central Street and the project site's eastern boundary, as well as constructing the extension of Baxter Road to its ultimate cross-section width as a Local Street (60-foot right-of-way) from the edge of Central Avenue/Baxter Road to the project entrance at Driveway 1. Additionally, constructing the western extension of Baxter Road from Driveway 1 to White Street to its ultimate half-section as a Local Street (60-foot right-of-way) is another recommendation for Baxter Road. Improvements along the project's frontage would be those required by final conditions of approval for the Modified Project and applicable City of Wildomar standards.

White Street

Recommendations for White Street include constructing White Street at its ultimate half-section width as a Local Street (60-foot right-of-way) from the project's northern boundary to Baxter Road. Improvements along the project's frontage (eastern side of White Street) would be those required by final conditions of approval for the Modified Project and applicable City of Wildomar standards.

Additionally, the following improvements are necessary to accommodate site access:

- Intersection #2, Driveway 1 & Baxter Road:
  - Install a stop control on the eastbound approach and add an eastbound shared left-right turn lane.
  - Add a northbound shared left-through lane.
  - Add a southbound shared through-right turn lane.
- Intersection #3, Central Street & Baxter Road:
  - Install a traffic signal.
  - Add a southbound left turn lane (restripe existing lane) and southbound right turn lane.
  - Add an eastbound left turn lane.
  - Add a westbound right turn lane.
- Intersection #4, Driveway 2 & Baxter Road:
  - Install a stop control on the southbound approach and add a southbound right turn lane.
  - Add a westbound right turn lane.

All site access points and site-adjacent intersections would be constructed to be consistent with the identified roadway classifications and respective cross-sections in the City of Wildomar General Plan Circulation Element. Additionally, all sight distance at each project access point should be reviewed

with respect to Caltrans and City of Wildomar sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans.

Existing Plus Project

Off-Ramp Queuing Analysis

The queuing analysis in the TIA concluded that for Existing+Project and Opening Year (2021) conditions there are no movements that are anticipated to experience queuing issues during the weekday AM or weekday PM peak 95th percentile traffic flows with the addition of the Modified Project's traffic.

The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The Modified Project would be checked for compliance with these standards as part of the City's review process. Additionally, access to the project site would be reviewed by the City and the CAL FIRE / Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code. Therefore, impacts are less than significant.

The Original Project determined that impacts due to hazardous design features would be less than significant as roadway improvements would be designed and constructed to meet the City's requirements and would be reviewed by the City. Additionally, the Original Project would be designed, constructed, and maintained to provide required emergency/evacuation access; the Original Project would adhere to the applicable City requirements and development plans would be reviewed by law enforcement and/or other emergency service providers. Similarly, the Modified Project would adhere to the same requirements as the Original Project and also result in less than significant impacts to design features and emergency access.

Finding. The Modified Project would have a less than significant direct, indirect, and cumulative impact relating to the substantial increase in hazards due to design features or inadequate emergency access. Accordingly, no changes or alterations to the Modified Project were required to avoid or substantially lessen any significant environmental impacts under those thresholds. The Modified Project would not result in new or substantially more severe significant impacts in this regard when compared to the Original Project.

D. Findings on Significant Environmental Impacts that can be reduced to a Less Than Significant Level

The following summary describes impacts of the Modified Project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the SEIR, these impacts, from Chapter 5 and Chapter 8, would be considered less than significant.

CHAPTER 5

1. Air Quality

Impact 5.1-3: Would the Modified Project expose sensitive receptors to substantial pollutant concentrations? [Threshold AQ-3]

Support for this environmental impact conclusion is fully discussed in Section 5.1, *Air Quality*, starting on page 5.1-22 of the Draft SEIR.

The Modified Project could actively disturb approximately 3.5 acres per day during site preparation activities and 4 acres per day for grading activities of the approximately 10-acre site.

Localized Significance – Short-Term Construction Activity

Commercial and industrial facilities are not included in the definition of sensitive receptors because employees and patrons do not typically remain onsite for a full 24 hours but are typically onsite for eight hours or less. Sensitive receptors in the vicinity of the project site include the residential uses approximately 50 feet north adjacent to the project boundaries opposite Grove Street, south of Baxter Road approximately 440 feet south of the project boundaries, and the homes located west of the project site boundary at a distance of approximately 140 feet across White Street.

Table 5.1-6, *Localized Significance Summary of Construction - Without Mitigation*, on page5.1-23 of the Draft SEIR, identifies the localized impacts at the nearest receptor location in the vicinity of the project site under the Original Project and Modified Project conditions.

As shown in Table 5.1-6, without mitigation, localized construction emissions would exceed the applicable SCAQMD LSTs for emissions of PM_{10} and $PM_{2.5}$ under both the Original Project and Modified Project conditions. Notably, the Modified Project would result in less daily emissions than the Original Project, as shown in Table 5.1-6.

Table 5.1-7, *Localized Significance Summary of Construction - With Mitigation*, on page 5.1-24 of the Draft SEIR, identifies the localized impacts at the nearest receptor location in the vicinity of the project site under the Original Project and Modified Project conditions. Mitigation Measures AQ-1, which is in addition to the mitigation measures of the Original Project, is recommended to reduce the PM_{10} and $PM_{2.5}$ impacts. After implementation of MM AQ-1, construction emissions would not exceed the applicable SCAQMD LSTs for any criteria pollutant. Mitigation Measure AQ-1 requires that for construction equipment greater than 150 horsepower (>150 HP), the construction contractor shall ensure that off-road diesel construction equipment complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

As shown in Table 5.1-7, mitigation measures would reduce impacts to less than significant under both the Original Project and Modified Project conditions. Although the Modified Project would not exceed thresholds, the Modified Project would result in more daily emissions of CO during grading activities (3.16 lbs/day), and more daily emissions of PM_{10} and $PM_{2.5}$ during site preparation activities (3.72 lbs/day and 1.42 lbs/day, respectively).

Localized Significance – Long-Term Operational Activity

The development of the Modified Project is located on approximately 36 acres. As previously stated, the total development proposed for the site includes 66 single-family detached dwelling units and 204 multi-family dwelling units (as analyzed in the Original Project), as well as the Modified Project's 102-room hotel and 84,000 square feet of medical office building (MOB) space. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the Modified Project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g. transfer facilities and warehouse buildings). Neither the Original Project nor the Modified Project includes such uses, and therefore, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed.

CO Hot Spot Analysis

The Modified Project would not result in potentially adverse CO concentrations or "hot spots." It has been long recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions controls technologies, CO concentration in the SCAB is now designated as attainment. Also, CO concentrations in the project vicinity have steadily declined.

The Modified Project would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study (which did not predict any violation of CO standards) or based on representative BAAQMD CO threshold considerations (which concluded that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicle per hour or 24,000 vehicles per hour where vertical and/or horizontal air does not mix, in order to generate a significant CO impact). Therefore, as with the Original Project, CO "hot spots" are not an environmental impact of concern for the Modified Project; localized air quality impacts related to mobile-source emissions would be less than significant.

The Original Project concluded that with the implementation of Mitigation Measure 4.3.6.1A and Mitigation Measure 4.3.6.1B, which require the use of Tier 3 certified construction equipment or better and signage for construction workers to shut-off engines at or before five minutes of idling, impacts would be reduced to less than significant levels. In addition to these mitigation measures, the Modified Project would implement Mitigation Measure AQ-1, which requires construction equipment greater than 150 horsepower (>150 HP) to comply with EPA/CARB Tier 3 emission standards, in order to reduce impacts to PM_{10} and $PM_{2.5.}$

Mitigation Measure:

The following mitigation measure was included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

AQ-1 For equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure AQ-1 would require construction equipment greater than 150 horsepower (>150 HP) comply with EPA/CARB Tier 3 emission standards to reduce impacts to PM_{10} and $PM_{2.5}$. Mitigation Measure AQ-1 would reduce potential impacts to air quality to a level that is less than significant.

CHAPTER 8

1. Biological Resources

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

Support for this environmental impact conclusion is fully discussed in Chapter 8, Impacts Found Not to Be Significant, and in particular, starting on page 8-5 of the Draft SEIR.

As stated in the Original Project, the Original Project would result in the direct removal of various common plant species that occur in large numbers throughout the region, which would not result in a significant impact. The project would require ground clearing which would require the removal of the paniculate tarplant (deinandra panicualta), which is classified as a special status plant species and identified in the southeastern and northeastern portions of the site. However, according to the Original Project, the paniculate tarplant is widely distributed throughout Riverside County and is not considered for coverage under the Multiple Species Habitat Community Plan (MSHCP). Therefore, the paniculate tarplant is not considered sensitive. As with the Original Project, the Modified Project would result in less than significant impacts. According to the Original Project, there are 13 special-status species that

were determined to have potential to occur on or near the project site. However, after focused surveys, all special-status species were determined to have low potential for occurring on site; nonetheless, impacts to these species are still potentially significant due to the presence of potentially suitable habitat for burrowing owl. With the implementation of the Mitigation Measure 4.4.6.1A, from the Original Project, impacts for the Modified Project would be the same as the Original Project – Less Than Significant Impact with Mitigation Incorporated.

Mitigation Measure:

The following mitigation measure was included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

- **Mitigation Measure 4.4.6.1A:** Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future.

  In the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required.

  If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional Conservation Authority (RCA), and the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements:

  - The locations of the nests and the owls proposed for relocation.
  - The locations of the proposed relocation sites.
  - The numbers of adult owls and juveniles proposed for relocation
  - The time of year when relocation is proposed to take place.
  - The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates or the relocated owls), and relevant permits held.
  - A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
  - A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
  - Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-terms retention on the relocation site.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in

new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.4.6.1A would require a pre-construction survey for burrowing owls within 30 days prior to ground disturbance. If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy. Mitigation Measure 4.4.6.1A would reduce potential impacts to biological resources to a level that is less than significant.

8.3(b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found Not to be Significant,* starting on page 8.6 of the Draft SEIR.

According to the Original Project, approximately 3.9 percent of the plant communities on site are native and approximately 11 percent of the plant communities off site are native. Of the existing native plant communities, southern willow scrub/eucalyptus woodland and southern riparian scrub are considered sensitive. Although the riparian communities are not in optimal condition, they are still considered sensitive plant communities. As with the Original Project, the Modified Project would remove these communities during construction. Therefore, as with the Original Project, impacts of the Modified Project would be less than significant upon the implementation of the Mitigation Measure 4.4.6.2A, from the Original Project.

Mitigation Measure:

The following mitigation measure was included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

- **Mitigation Measure 4.4.6.2A:** Prior to ground disturbance or issuance of a grading permit, impacts to 0.36 acre of southern willow scrub/eucalyptus woodland (including 0.33 acre on site and 0.03 acre off site) and 0.10 acre of southern riparian scrub (off site) shall be compensated for by the developer providing no less than a 1:1 ratio of off-site land within the Santa Margarita Watershed or an adjacent watershed to be acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an established off-site mitigation bank or in-lieu fee program. Purchase of mitigation credits shall occur prior to any impacts to the southern willow scrub/eucalyptus woodland or southern riparian scrub habitats.

  Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat within the Santa Margarita Watershed or an adjacent watershed pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to the southern willow scrub/eucalyptus woodland

and southern riparian scrub habitats, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the affected habitat.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.4.6.2A would require the compensation for impacts to 0.36 acre of southern willow scrub/eucalyptus woodland and 0.10 acre of southern riparian scrub prior to ground disturbance or issuance of a grading permit. The goal of mitigation is to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the affected habitat. Mitigation Measure 4.4.6.2A would reduce potential impacts to biological resources to a level that is less than significant.

8.3(c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filing, hydrological interruption, or other means?

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found Not to be Significant*, and in particular, starting on page 8.7 of the Draft SEIR.

As indicated in the Original Project, the project site does not include any federally protected wetlands. However, the site supports non-wetland, ephemeral drainages that may be regulated by the Clean Water Act (CWA). The project site contains an onsite drainage feature as well as two off-site drainage features. The onsite drainage feature was determined to be formed by human-controlled discharge from the northern rural landowner's swimming pool. Since this drainage feature is isolated from downstream jurisdictional features, it is not considered a United States Army Corps of Engineers (USACE) jurisdictional "waters of the US" subject to concurrence by the USACE. However, the onsite drainage feature is considered "waters of the State" and therefore, the project would have a significant impact to the jurisdictional feature. The offsite drainages were determined to lack the biological functions and values of riparian/riverine areas and were not suitable habitat for the amphibians, birds, fish, invertebrate-crustacean, and plant species. It was determined that the Original Project would have a total direct impact to approximately 0.13 acre of riparian/riverine areas both on- and off-site. Additionally, indirect impacts to the following hydrologic functions could occur: flood storage, flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxic trapping, public use, and wildlife habitat. Therefore, as with the Original Project, impacts of the Modified Project would be Less Than Significant Impact with Mitigation Incorporated.

Mitigation Measure:

The following mitigation measure was included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

- **Mitigation Measure 4.4.6.3A:** Prior to the issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 404 permit from the RQQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

    - Off-site replacement and/or restoration of USACE/RWQCB jurisdictional "waters of the U.S." or "waters of the State" within the Santa Margarita Watershed at a ratio of no less than 1:1 or within an adjacent watershed at a ration of no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.

    - Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.
    - Approval of a project-specific Determination of a Biologically Equivalent or Superior Preservation (DBESP) report by the resource agencies as appropriate and consistent with established MSHCP procedures.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.4.6.3A requires that the project applicant obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Action Section 404 permit from the RQQCB, and a Streambed Alteration Agreement permit under Section 1602 of

the California Fish and Game Code from the CDFW prior to issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features. Mitigation Measure 4.4.6.3A would reduce potential impacts to biological resources to a level that is less than significant.

8.3(d) Would the project 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?

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found Not to be Significant*, and in particular, starting on page 8.8 of the Draft SEIR.

The project site is adjacent to I-15 to the east and nearby rural and suburban residential development to the north and west. There is vacant land to the south of the project site, however, suburban residential developed areas occur beyond this open area. Due to the developed nature of the surroundings, regional movement of wildlife is restricted around the project site, as indicated in the Original Project. Although the project site would offer limited opportunities for regional wildlife movement, it could provide opportunities for smaller scale movement. Although development of the site may disrupt local migration movements, these impacts would be less than significant. The project site and surroundings contain suitable nesting habitat for several tree-, shrub-, and ground-nesting avian species. As with the Original Project, the Modified Project would result in a less than significant impact upon the implementation of mitigation measures.

Mitigation Measure:

The following mitigation measures were included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project. The measures as provided include any revisions incorporated in the Final SEIR.

- **Mitigation Measure 4.4.6.4A:** Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of potentially occurring native and migratory bird species generally February 1 to September 15). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the MBTA or CFGC are present in the construction zone. If active nests of these species are found, the developer shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected songbird nests. In the event of no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, Mitigation Measure 4.4.6.4B shall also apply.

- **Mitigation Measure 4.4.6.4B:** If it is determined that project-related grading or construction will affect nesting special status avian species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.4A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.4.6.4A requires that site preparation should be avoided during the nesting season of potentially occurring native and migratory bird species generally February 1 to September 15, pursuant to the Migratory Bird Treaty Act. If site preparation activities must occur during the nesting season, a pre-activity field survey should be conducted by a qualified biologist prior to issuance of grading permits for such development. Mitigation Measure 4.4.6.4B requires that if project-related grading or construction will affect nesting special status avian specie, then no grading or heavy equipment activity should take place within the limits established in Mitigation Measure 4.4.6.4A. Mitigation Measure 4.4.6.4A and Mitigation Measure 4.4.6.4B would reduce potential impacts to biological resources to a level that is less than significant.

8.3(f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved?

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found Not to be Significant*, and in particular, starting on page 8.9 of the Draft SEIR.

The project site is located within the Elsinore Area Plan of the MSHCP and requires compliance with the protection of species associated with riparian/riverine areas and vernal pools. However, as stated in the Original Project, the project site is not within or adjacent to a Criteria Cell, a designated Cell Group, or a subunit within the Elsinore Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The project site is separated from the nearest cell group by I-15, undeveloped land, and scattered rural residential lots. Because the Original Project would affect 0.13 area of riparian/riverine areas, a DBESP analysis was prepared to provide details on the impacts and compensatory mitigation to comply with the MSHCP. Additionally, although the project site does not currently support burrowing owls, there is potential for them to exist on the project site in the future. Compliance with the Riparian/Riverine and Burrowing Owl sections for the MSHCP and the payment of the MSHCP development fee as required by Section 3.42.070 of the Wildomar Municipal Code, as well as the implementation of Mitigation Measure 4.4.6.1A would reduce impacts of the Modified Project to less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

- **Mitigation Measure 4.4.6.1A:** Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future.

  In the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required.

  If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional Conservation Authority (RCA), and the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements:

  - The locations of the nests and the owls proposed for relocation.
  - The locations of the proposed relocation sites.
  - The numbers of adult owls and juveniles proposed for relocation
  - The time of year when relocation is proposed to take place.
  - The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates or the relocated owls), and relevant permits held.
  - A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
  - A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
  - Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-terms retention on the relocation site.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.4.6.1A would require a pre-construction survey for burrowing owls within 30 days prior to ground disturbance. If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy. Mitigation Measure 4.4.6.1A would reduce potential impacts to biological resources to a level that is less than significant.

2. Cultural Resources

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

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found Not to be Significant*, and in particular, starting on page 8.10 of the Draft SEIR.

According to the Original Project, no resources have been mapped on the project site or within the immediate surrounding area, however, there are eight cultural resources within one-mile of the project site. Additionally, a Sacred Land File search revealed that the site did not contain Native American cultural resources. No archaeological sites were discovered during the field survey, however, it is possible that cultural artifacts may be uncovered during grading. With the implementation of the Mitigation Measure 4.5.6.1A through 4.5.6.1E, impacts of the Modified Project, as with the Original Project, would be less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

- **Mitigation Measure 4.5.6.1A:** At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

- **Mitigation Measure 4.5.6.1B:** Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

- **Mitigation Measure 4.5.6.1C:** Prior to issuance of any grading permit, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor and a Pechanga Tribal monitor to be present and to have the authority to temporarily stop and redirect grading

activities in order to evaluate the significance of any archaeological and cultural resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.

- **Mitigation Measure 4.5.6.1D:** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist, and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The City Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Wildomar City Council.

- **Mitigation Measure 4.5.6.1E:** All cultural materials, that are collected during the grading monitoring program and, if applicable, from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods, and human remains which will be addressed in the Treatment Agreement required in Mitigation Measure 4.5.6.1A shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Although no archaeological sites were discovered during the field survey, cultural artifacts may be uncovered during grading. Mitigation Measure 4.5.6.1A requires that the project applicant contact the Pechanga Tribe to notify the Tribe of ground disturbing activities and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement, at least 30 days prior to seeking a grading permit. Mitigation Measure 4.5.6.1B requires that the project applicant retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources prior to the issuance of a grading permit. Mitigation Measure 4.5.6.1C requires that the project archaeologist file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe, prior to the issuance of a grading permit. Mitigation Measure

4.5.6.1D requires the developer, project archaeologist, and the Tribe to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources, if inadvertent discoveries of subsurface archaeological/cultural resources are discovered. Mitigation Measure 4.5.6.1E requires that all cultural materials collected during the grading monitoring program, which will be addressed in the Treatment Agreement required in Mitigation Measure 4.5.6.1A, be tribally curated according to the current professional repository standards. Mitigation Measures 4.5.6.1A through 4.5.6.1E would reduce potential impacts of cultural resources to less than significant.

8.4(c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found Not to be Significant*, and in particular, starting on page 8.12 of the Draft SEIR.

The project site is currently undeveloped and there is no evidence to suggest that the project site has been utilized in the past for human burials. In the unlikely event that human remains are discovered during grading or construction activities within the project site, compliance with State law (Health and Safety Code § 7050.5) (HSC § 7050.5) would be required. These requirements area imposed on any construction activity in which human remains are detected.

As with the Original Project, the Modified Project would comply with the California State Health and Safety Code § 7050.0 and Public Resources Code § 5097.98. Therefore, impacts would be less than significant with the incorporation of mitigation.

Mitigation Measure:

The following mitigation measures were included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project. The measures as provided include any revisions incorporated in the Final SEIR.

- **Mitigation Measure 4.5.6.1F:** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure 4.5.6.1A.

- **CUL-1:** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and

Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.5.6.1F requires that no further disturbance should occur until the Riverside County Coroner has made the necessary findings as to the origin, if human remains are encountered. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" of receiving notification of the discovery. Mitigation Measure CUL-1 requires that the site of reburial of Native American human remains or associated graves should not be disclosed and should not be governed by public disclosure requirements of the California Public Records Act. Mitigation Measures 4.5.6.1F and CUL-1 would reduce potential impacts of cultural resources to less than significant.

3. Geology and Soils

8.6(aii)	**Would the project directly or indirectly caused potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?**

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found to be Not Significant,* and in particular, starting on page 8.15 of the Draft SEIR.

According to the Original Project, the nearest fault to the project site is the Temecula branch of the Elsinore Fault, which had the highest peak site acceleration of 0.844 g. The next nearest fault is the Glen Ivy branch of the Elsinore Fault, which has a peak site acceleration of 0.593 g. Therefore, the project site is expected to be subject to moderate to severe ground shaking in the event of a major earthquake on any of the nearby faults. In addition to compliance with current California Building Code (CBC) requirements, mitigation measures would be required in order to reduce impacts to less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

- **Mitigation Measure 4.6.6.1A:** The developer shall implement the seismic design recommendations of the project geotechnical assessment conducted by Geocon West, Inc. dated March 26, 2015 (revised). These site-specific recommendations shall be incorporated as appropriate into project building plans, project grading, etc.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.6.6.1A requires that the developer implement the seismic design recommendations of the project geotechnical assessment into the project building plans, project grading, etc. Mitigation Measure 4.6.6.1A would reduce potential impacts of geology and soils to less than significant.

8.6(f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found to be Not Significant,* and in particular, starting on page 8.17 of the Draft SEIR.

As stated in the Original Project, the majority of the project site is underlain by younger Quaternary alluvial fan deposits and Pleistocene Pauba Formation, both of which have produced vertebrate fossils in the past. However, there are no known paleontological resources located within the project limits. Because both the younger Quaternary alluvial fan deposits and Pleistocene Pauba Formation have yielded paleontological resources in Southern California, the area is considered paleontologically sensitive. Upon the implementation of mitigation measures, the Modified Project, as with the Original Project, would be less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project. The measures as provided include any revisions incorporated in the Final SEIR.

- **Mitigation Measure 4.5.6.2A:** If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Wildomar. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued.

- **Mitigation Measure 4.5.6.2B:** A qualified paleontologist shall be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification of a trained professional.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.5.6.2A requires work to be halted until a qualified paleontologist can be retained to assess the significance of the find, if paleontological resources are discovered during grading. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued. Mitigation Measure 4.5.6.2B requires a qualified paleontologist be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification. Mitigation Measures 4.5.6.2A and 4.5.6.2B would reduce potential impacts of paleontological resources to less than significant.

4. Hazards and Hazardous Materials

8.7(b)	**Would the project 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?**

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found to be Not Significant,* and in particular, starting on page 8.19 of the Draft SEIR.

According to the Original Project, the Phase I ESA historical review determined that the project site has been used for agricultural purposes since the early 1930s and was developed with orchards around 1938. While the project site is not actively being used as an orchard, the Original Project indicated that remnant olive trees still exist on the western portion of the site. A limited Phase II soil sampling report

was prepared and found no elevated levels of pesticides or arsenic-containing compounds which might be from past applications of agricultural chemicals. Therefore, as with the Original Project, the Modified Project would result in less than significant impacts. As a residence was previously onsite, the existence of a septic tank or water well onsite could exist, and due to the lack of information, mitigation is required. As with the Original Project, impacts of the Modified Project would be Less Than Significant Impact with Mitigation Incorporated.

Mitigation Measure:

The following mitigation measure was included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project.

- **Mitigation Measure 4.8.6.1A:** Prior to grading, evidence of the existence or absence of a septic tank and/or water well shall be identified. If a septic tank and/or water well is present onsite, it will be removed and disposed of by a licensed contractor under the direction of the Riverside County Health Department.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.8.6.1A requires that the evidence of the existence or absence of a septic tank and/or water well be identified before grading, and if found, the tank and/or well would be removed and disposed of. Mitigation Measure 4.8.6.1A would reduce potential impacts of hazards and hazardous materials to less than significant.

5. Noise

8.10(a)	**Would the project result in the 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?**

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found to be Not Significant,* and in particular, starting on page 8.24 of the Draft SEIR.

Short-term noise would occur during the construction of the project. Site preparation which includes excavation and grading would generate the highest noise levels due to the earthmoving equipment. As indicated in the Original Project, the highest noise levels would occur during the grading phase where noise experienced by the closest sensitive receptor, 50 feet north of the site, could reach up to 87.1 L_{eq} dBA. Therefore, mitigation is required to reduce impacts to less than significant. Moreover, Tables

4.12.E through 4.12.G on pages 4.12-29 through 4.12-31 of the 2016 DEIR, present the roadway traffic noise analysis; the project is expected to generate an unmitigated exterior noise level of up to 1.6 dBA. The greatest noise level increase would occur on Monte Vista Drive south of Bundy Canyon Road. As noise levels at this location do not exceed 65 dBA in the no project condition, the addition of the project traffic would not create a significant noise level increase, according to the 2016 DEIR. As a result, the project would not produce a substantial increase in noise as a result of increasing traffic in the study area. Impacts related to this issue are less than significant. However, since exterior noise levels may potentially exceed the General Plan standard, the noise study analyzed "windows closed" conditions to ensure interior noise is below the 45 dBA CNEL interior standard. As shown on Table 4.12.H on page 4.12-32 of the 2016 DEIR, noise levels at the multifamily housing adjacent to the I-15 would exceed the City's exterior noise standard, and would result in a potentially significant impact. As the residential component of the Original Project would remain the same under the Modified Project, this impact would continue to be significant and would require mitigation to reduce impacts to less than significant. The proposed MOB and hotel would generate stationary-source noise, similar to the commercial/retail noise sources identified in the Original Project, such as two-axel truck deliveries, rooftop air conditioning units, parking lot vehicle movements, and trash compacting. Compliance with the City General Plan interior and exterior noise levels would be adhered to. Impacts would be less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft SEIR and the Final SEIR, and is applicable to the Modified Project. The measures as provided include any revisions incorporated in the Final SEIR.

- **Mitigation Measure 4.12.6.1A:** A construction noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan shall identify the location of construction equipment and activity, proximity to identified noise receptors, and demonstrate either a minimum 10 dBA reduction in noise levels off-site, or that noise levels would not exceed 85 dBA at any time when measured at the nearest property line of noise receptors. Methods to mitigate construction noise may include (but shall not be limited to):

    - Install temporary noise control barriers, or equally effective noise protection measures. The noise barriers shall be maintained, and any damage promptly repaired. Noise control barriers and associated elements shall be completely removed, and the site appropriately restored upon the conclusion of the construction activity.
    - During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site.
    - The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise-sensitive receivers nearest the project site during all project construction.

- **Mitigation Measure 4.12.6.2A:** To satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria, lots facing the I-15 Freeway will require a Noise Level Reduction (NLR) of up to 27.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). Specific window recommendations will be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details. The preliminary interior noise analysis indicates that in order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project shall provide the following noise mitigation measures:

    - **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum STC of 32.
    - **Exterior Walls:** Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 × 4 studs or greater, 16" o.c. with R13 insulation, a minimum ⅞" exterior surface of cement plaster and a minimum interior surface of ½" gypsum board.
    - **Doors:** All exterior doors shall be well weather-stripped solid core assemblies at least 1¾" thick.
    - **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least ½" thick. Insulation with at least a rating of R-19 shall be used in the attic space.
    - **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code.
    - **Landscaping**: A screen of planting containing predominantly evergreen tree and shrub species between the property and the freeway will help to reduce noise and visual impacts associated with freeway vehicle movement.

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure 4.12.6.1A requires a construction noise mitigation plan, to identify the location of construction equipment and activity in proximity to the identified noise receptors, be prepared prior to the start of construction. Mitigation Measure 4.12.6.2A requires that a Noise Level Reduction of up to 27.7 dBA be applied to lots facing the I-15 Freeway in order to satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria. Mitigation Measures 4.12.6.1A and 4.12.6.2A would reduce potential impacts of noise to less than significant.

6. Tribal Cultural Resources

8.14(aii)	**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 resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Support for this environmental impact conclusion is fully discussed in Chapter 8, *Impacts Found to be Not Significant,* and in particular, starting on page 8.31 of the Draft SEIR.

As with Impact 8.4(b), the Modified Project would implement Mitigation Measures 4.5.6.1A through 4.5.6.1E. Additionally, per AB 52, the City consulted with the Rincon Band of Luiseño Indians on April 13, 2020; after reviewing the mitigation measures of the Original Project, the Rincon Band of Luiseño Indians concluded consultation. The City also consulted with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians on April 30, 2020. The Pechanga Band of Luiseño Indians provided mitigation measures, which are included below, and concluded consultation on May 4, 2020. The Soboba Band of Luiseño Indians asked to review the mitigation measures provided by the Pechanga Band of Luiseño Indians, and the Soboba Band of Luiseño Indians concurred with their mitigation measures and concluded consultation on May 28, 2020.

Mitigation Measure:

The following mitigation measures were included in the Draft SEIR, and have been updated in the Final SEIR, and is applicable to the Modified Project.

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

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

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

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

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

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

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project Archaeologist, and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.

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

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

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

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

Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

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

- **TRI-3 Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

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

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

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

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the

surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

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

- **TRI-4 Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

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

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

Finding:

Changes or alterations have been required in, or incorporated into, the Modified Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measure above. The Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure TRI-1 through TRI-6 require specific procedures to be followed if archaeological resources and Native American cultural resources are found during ground disturbance, a Riverside County qualified archaeologist be retained prior to issuance of a grading permit, Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians monitors onsite during all ground disturbing activities, and the submittal of the Phase III Data Recovery report and Phase IV Cultural Resources Monitoring Report prior to final inspection. Mitigation Measures TRI-1 through TRI-6 would reduce potential impacts of tribal cultural resources to less than significant.

E. Significant and Unavoidable Significant Impacts that Cannot Be Mitigated to Below the Level of Significance

The following summary describes the unavoidable adverse impacts of the Modified Project where either mitigation measures were found to be infeasible, or the mitigation measures are under the control of another lead agency. The following impact would remain significant and unavoidable:

1. Air Quality

Impact 5.1-2: Would the Modified Project result in a cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during long-term operational activities, or expose sensitive receptors to substantial pollutant concentrations during long-term operational activities? [Thresholds AQ-2 and AQ-3]

Support for this environmental impact conclusion is fully discussed in Section 5.1, *Air Quality,* and in particular, starting on page 5.1-20 of the Draft SEIR.

Area Source Emissions

Architectural Coatings

Over a period of time, the buildings that are part of the Modified Project would be subject to emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of the Modified Project's maintenance.

Consumer Products

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants.

Hearths/Fireplaces

The Modified Project must comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. To account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the Modified Project must comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces is not considered mitigation, although it must be identified as such in CalEEMod in order to treat the case appropriately. No wood burning stoves or fireplaces are included with the Modified Project.

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Modified Project.

Energy Source Emissions

Combustion Emissions Associated with Natural Gas and Electricity

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity is generally excluded from the evaluation of significance and only natural gas is considered.

Title 24 Energy Efficiency Standards

California's Energy Efficiency Standards for Residential and Nonresidential Buildings are adopted periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity.

Mobile Source Emissions

Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Modified Project on peak hour traffic volumes and traffic operations in the vicinity of the Modified Project. The Project-related operational air quality impacts are derived from the vehicles generated by the Modified Project.

Fugitive Dust Related to Vehicular Travel

Vehicle traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of brake and tire wear particulates.

Impacts of the Original Project were less than significant with the incorporation of Mitigation Measure 4.3.6.3A, which requires the Project applicant to submit energy demand calculations to the City. The Modified Project impacts would not substantially increase mobile source emissions as compared to the Original Project's previously identified effects. However, a new air quality model has been adopted since the approval of the Original Project. The model (CalEEMod) calculates maximum daily emissions for summer and winter periods. Solely as a result of the new model, Project operational-source emissions would exceed the thresholds of significance of NOx (Appendix B of the Draft SEIR). It is important to note that over 84 percent of operational-source NOx emissions would be generated from the mobile activities from vehicles that cannot be mitigated. Neither the Modified Project nor the City can substantively or materially affect reductions in Project mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein. The emissions are considered potentially significant even with the implementation of CALGreen Section 5.106.5.3, which requires six percent of parking spaces in new nonresidential buildings to be electric vehicle capable. Therefore, as a result of the new model, the Modified Project is conservatively deemed to have a new potentially significant impact.

Mitigation Measures

- **Mitigation Measure 4.3.6.1C:** During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.

- **Mitigation Measure 4.3.6.3A:** Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):

    - Increase in insulation such that heat transfer and thermal bridging is minimized;
    - Limit air leakage through the structure and/or within the heating and cooling distribution system;
    - Use of energy-efficient space heating and cooling equipment;
    - Installation of electrical hook-ups at loading dock areas;
    - Installation of dual-paned or other energy efficient windows;
    - Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
    - Installation of automatic devices to turn off lights where they are not needed;
    - Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;

- Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
- Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
- Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

- **Mitigation Measure 4.3.6.3B:** Prior to issuance of a building permit for each multi-family (apartment) building, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit is served by an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 14 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)1.

- **Mitigation Measure 4.3.6.3C:** Prior to issuance of a building permit for each single family unit, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit has an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 8 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)2.

- **Mitigation Measure 4.3.6.3D:** Prior to issuance of an occupancy permit for any residential unit, the applicant shall demonstrate that each unit has or is served by an appropriate air filtration system as outlined in Mitigation Measures 4.3.6.3B and 4.3.6.3C. In addition, the applicant shall provide each homeowner or apartment manager with information on filter system operation and maintenance and product warranties.

- **Mitigation Measure 4.3.6.3E:** Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site**.**

Mitigation Measures Considered and Determined to be Infeasible

The Modified Project would exceed regional thresholds of significance established by the SCAQMD for emissions of NO_x. Since approximately 84 percent of NO_x emissions are derived from vehicle usage, neither the Project applicant nor the City have regulatory authority to control vehicle tailpipe emissions, no feasible mitigation measures exist that would reduce NO_x emissions to levels that are less than significant. Even with the implementation of electric vehicle charging stations, NO_x emissions are considered significant and unavoidable.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new air quality model.

Finding:

Changes or alterations have been required in, or incorporated into, the project that lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measures above. The City hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures identified above under Mitigation Measures Considered and Determined to be Infeasible.

The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the SEIR, as discussed in Section G of these Findings (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Modified Project outweigh its significant effects on the environment.

Impact 5.1-4: Would the Modified Project conflict with or obstruct implementation of the applicable air quality plan? [Threshold AQ-1]

Support for this environmental impact conclusion is fully discussed in Section 5.1, *Air Quality,* and in particular, starting on page 5.1-26 of the Draft SEIR.

The project site is located within the SCAB, which is characterized by relatively poor air quality. Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. There are two criterions for assessing consistency with the AQMP.

Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded.

Construction Impacts

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if LST's or regional significance thresholds were exceeded. The Original Project determined that with the implementation of Mitigation Measures 4.3.6.1A through 4.3.6.1D, and 4.3.6.2A, impacts would be reduced to less than significant and the Original Project would be consistent with Consistency Criterion No. 1.

As evaluated, the Modified Project's regional and localized construction-source emissions would not exceed applicable regional significance threshold and LST thresholds after implementation of applicable mitigation measures. As such, a less than significant impact is expected.

Operational Impacts

The regional operational emissions of the Original Project were found to exceed the applicable thresholds for NO_x, but with the implementation of Mitigation Measure 4.3.6.3A, impacts would be less than significant.

As discussed under Impact 5.1-2 of the Draft SEIR, due solely to a change in the air quality model adopted after the Original Project was approved, the Modified Project's regional analysis shows that operational-source emissions have the potential to exceed applicable thresholds for NO_x. As such, Project operational-source emissions would result in or cause violations of the CAAQS and NAAQS, and the Modified Project would be inconsistent with the first criterion.

Consistency Criterion 2

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the City's General Plan is considered to be consistent with the AQMP.

Construction Impacts

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Development of the site to its maximum potential would likely occur with disturbance of the entire site occurring during construction activities.

Operational Impacts

The City of Wildomar General Plan designates the project site for CR, MHDR, and VHDR uses. The CR land use designation allows for the development of CR uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The MHDR land use designation allows for the development of smaller lot, single-family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. Lastly, the VHDR land use designation allows for the development of multi-family apartments, duplexes, and condominiums. As previously stated, total development would include the residential development of 66 single-family units and 204 multi-family units from the Original Project, and the Modified Project would include a 102-room hotel and 84,000 square feet of MOB space. The uses proposed by the Project are consistent with the City's land use designation. The Original Project, which required a General Plan Amendment, was determined to be no more intensive than what was allowed under the General Plan (prior to the General Plan Amendment) and the zoning designations, therefore, the Original Project was found to not exceed the assumptions of the AQMP. As a result, the Original Project was found to be consistent with the Consistency Criterion No. 2.

However, as discussed under Impact 5.1-2, a new air quality model has been adopted since the approval of the Original Project. Solely as a result of the new model, the calculated impacts of the Modified Project's operational-source emissions have the potential to exceed the threshold of significance and therefore, the Modified Project has the potential to conflict with the goals and objectives of the AQMP. Therefore, the Modified Project is determined to be inconsistent with the second criterion.

Mitigation Measures

- **Mitigation Measure 4.3.6.1A:** All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.

- **Mitigation Measure 4.3.6.1B:** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.

- **Mitigation Measure 4.3.6.1C:** During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.

- **Mitigation Measure 4.3.6.3A:** Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):

    - Increase in insulation such that heat transfer and thermal bridging is minimized;
    - Limit air leakage through the structure and/or within the heating and cooling distribution system;
    - Use of energy-efficient space heating and cooling equipment;
    - Installation of electrical hook-ups at loading dock areas;
    - Installation of dual-paned or other energy efficient windows;
    - Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
    - Installation of automatic devices to turn off lights where they are not needed;
    - Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
    - Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;

- Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
- Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

Mitigation Measures Considered and Determined to be Infeasible

No additional mitigation measures are feasible to substantially reduce the Modified Project's significant impact beyond the applicable mitigation measures from the Original Project because over 84 percent of operational-source NOx emissions would be generated from the mobile activities from vehicles. Neither the Modified Project nor the City can substantively or materially affect reductions in Project mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new air quality model.

Finding:

Changes or alterations have been required in, or incorporated into, the project that lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measures above. The City hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures identified above under *Mitigation Measures Considered and Determined to be Infeasible*.

The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the SEIR, as discussed in Section G of these Findings (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Modified Project outweigh its significant effects on the environment.

2. Greenhouse Gas Emissions

Impact 5.2-1: Would the Modified Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? [Threshold GHG-1]

Support for this environmental impact conclusion is fully discussed in Section 5.2, *Greenhouse Gas Emissions,* and in particular, starting on page 5.2-19 of the Draft SEIR.

Construction Emissions

Construction of the Modified Project would take approximately 20 months. For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. The amortized construction emissions for the Original Project and the Modified Project are presented in Table 5.2-3, *Amortized Annual Construction Emissions*, on page 5.2-19 of the Draft SEIR. As shown in Table 5.2-3, the amortized annual construction emissions of the Modified Project are less than the amortized construction emissions of the Original Project.

Operation Emissions

Area Source Emissions

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment would include lawnmowers, shedder/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Modified Project.

Energy Source Emissions

Combustion Emissions Associated with Natural Gas and Electricity

GHGs are emitted from buildings because of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building; the building energy use emissions do not include street lighting. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are indirect emissions.

Title 24 Energy Efficiency Standards

California's Energy Efficiency Standards for Residential and Nonresidential Buildings was adopted in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity.

Mobile Source Emissions

Project mobile source GHG impacts are dependent on both overall daily vehicle trip generation and the effect of the Modified Project on peak hour traffic volumes and traffic operations in the vicinity of the Modified Project. The Project-related GHG impacts are derived primarily from vehicle trips generated by the Modified Project.

Water Supply, Treatment, and Distribution

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water.

Solid Waste

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with anaerobic breakdown of material.

Emission Summary

The City of Wildomar has not adopted a threshold of significance for determining impacts with respect to GHG emissions. A screening threshold of 3,000 $MTCO_2e$ per year to determine if additional analysis is required is an acceptable approach for small projects.

The Original Project and Modified Project would result in approximately 1,219.52 $MTCO_2e$ and 2,231.76 $MTCO_2e$ per year, respectively, from construction, area, energy, waste, and water usage, as shown in Table 5.2-4, *Project GHG Emissions*, on page 5.2-21 of the Draft SEIR. In addition, the Original Project has the potential to result in an additional 5,052.42 $MTCO_2e$. The Modified Project has the potential to result in an additional 5,609 $MTCO_2e$ per year from mobile sources if the assumption is made that all of the vehicle trips to and from the Modified Project are "new" trips resulting from the development of the Modified Project.

As shown in Table 5.2-4, *Project GHG Emissions,* the Modified Project has the potential to generate a total of approximately 7,840.76 $MTCO_2e$ per year. As such, the Modified Project would exceed the SCAQMD's recommended numeric threshold of 3,000 $MTCO_2e$ if it were applied. As such, Project-related emissions would have a potential significant direct or indirect impact on GHG and climate change. Approximately 70 percent of all GHG emissions (by weight) would be generated by the Modified Project's mobile sources (traffic).

The Original Project was estimated to generate 6,271.94 $MTCO_2e$ per year, with the implementation of Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A, which would result in a 33.6 percent reduction in GHG emissions compared to the Original Project's Business-As-Usual model (9,443.37 $MTCO_2e$).

Mitigation Measures

- **Mitigation Measure 4.3.6.1A:** All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.

- **Mitigation Measure 4.3.6.1B:** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.

- **Mitigation Measure 4.3.6.3A:** Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those

listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):

- Increase in insulation such that heat transfer and thermal bridging is minimized;
- Limit air leakage through the structure and/or within the heating and cooling distribution system;
- Use of energy-efficient space heating and cooling equipment;
- Installation of electrical hook-ups at loading dock areas;
- Installation of dual-paned or other energy efficient windows;
- Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
- Installation of automatic devices to turn off lights where they are not needed;
- Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
- Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
- Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
- Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

Mitigation Measures Considered and Determined to be Infeasible

Neither the Project applicant nor the City of Wildomar can substantively or materially affect reductions in project mobile-source (vehicle) emissions beyond the state regulatory requirements. Furthermore, even if all non-mobile source emissions were completely offset, the mobile-source emissions alone would still exceed the applicable numeric thresholds. As such, no feasible mitigation exists that would reduce the Modified Project's impacts to less than significant levels, even with the implementation of CALGreen Section 5.106.5.3 which requires six percent of parking spaces in new nonresidential buildings to be electric vehicle capable.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new GHG emissions model.

Finding:

Changes or alterations have been required in, or incorporated into, the project that lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measures above. The City hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures identified above under *Mitigation Measures Considered and Determined to be Infeasible.*

The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the SEIR, as discussed in Section G of these Findings (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Modified Project outweigh its significant effects on the environment.

Impact 5.2-2: Would the Modified Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? [Threshold GHG-2]

Support for this environmental impact conclusion is fully discussed in Section 5.2, *Greenhouse Gas Emissions,* and in particular, starting on page 5.2-22 of the Draft SEIR.

2008 Scoping Plan Consistency

The Scoping Plan identifies strategies to reduce California's greenhouse gas emissions in support of AB32 which requires the State to reduce its GHG emissions to 1990 levels by 2020. Many of the strategies identified in the Scoping Plan are not applicable at the project level, such as long-term technological improvements to reduce emissions from vehicles. Some measures are applicable and supported by the Modified Project, such as energy efficiency. Finally, while some measures are not directly applicable, the Modified Project would not conflict with their implementation.

As summarized in Table 5.2-5, *2008 Scoping Plan Consistency Summary,* on page 5.2-23 of the Draft SEIR, the Modified Project would not conflict with any of the provisions of the Scoping Plan, and would support seven of the action categories through energy efficiency, water conservation, recycling, and landscaping.

2017 Scoping Plan Consistency

The 2017 Scoping Plan Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB32. Table 5.2-6, *2017 Scoping Plan Consistency Summary,* on page 5.2-25 of the Draft SEIR, summarizes the Modified Project's consistency with 2017 Scoping Plan.

As summarized in Table 5.2-6, the Modified Project would not conflict with any of the provisions of the 2017 Scoping Plan. Furthermore, recent studies show that the State's existing and proposed regulatory framework would allow the State to reduce its GHG emissions to 40 percent 1990 levels by 2030.

Consistency with WRCOG Subregional CAP

The City of Wildomar is a participant in the WRCOG Subregional CAP. The specific goals and actions that are applicable to the Modified Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change. The Modified Project would be required to include all mandatory green building measures for new developments under the CALGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to building system materials. In addition, the City requires that all landscaping comply with water efficient landscaping requirements. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the Modified Project. The Modified Project would be compliant with the goals and objectives set forth in the WRCOG's Subregional CAP with implementation of applicable requirements of California Building Code Title 24 and CALGreen Code.

The Original Project found that its contribution to cumulative GHG emissions would be reduce and would be considered less than significant, and in order to ensure the Original Project complies with and would not conflict with or impede the implementation of reduction goals, Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A would be implemented.

Mitigation Measures

- **Mitigation Measure 4.3.6.1A:** All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.

- **Mitigation Measure 4.3.6.1B:** Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.

- **Mitigation Measure 4.3.6.3A:** Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):

    - Increase in insulation such that heat transfer and thermal bridging is minimized;
    - Limit air leakage through the structure and/or within the heating and cooling distribution system;
    - Use of energy-efficient space heating and cooling equipment;

- Installation of electrical hook-ups at loading dock areas;
- Installation of dual-paned or other energy efficient windows;
- Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
- Installation of automatic devices to turn off lights where they are not needed;
- Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
- Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
- Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
- Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

Mitigation Measures Considered and Determined to be Infeasible

Neither the Project applicant nor the City of Wildomar can substantively or materially affect reductions in project mobile-source (vehicle) emissions beyond the state regulatory requirements. Furthermore, even if all non-mobile source emissions were completely offset, the mobile-source emissions alone would still exceed the applicable numeric thresholds. As such, no feasible mitigation exists that would reduce the Modified Project's impacts to less than significant levels, even with the implementation of CALGreen Section 5.106.5.3 which requires six percent of parking spaces in new nonresidential buildings to be electric vehicle capable.

Although impacts of the Original Project were identified as less than significant with the incorporation of mitigation measures, the Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts in this regard.

However, because the Modified Project's calculated impacts exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, due to a new greenhouse gas model which has been adopted since certification of the Original Project, a significant and unavoidable finding with respect to this criterion is identified.

While the increase in emissions associated with the Modified Project is considered minor when compared to the Original Project, the increase results in a new significant effect because of the new GHG emissions model.

Finding:

Changes or alterations have been required in, or incorporated into, the project that lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measures above. The City hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures identified above under *Mitigation Measures Considered and Determined to be Infeasible.*

The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the SEIR, as discussed in Section G of these Findings (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Modified Project outweigh its significant effects on the environment.

3. Transportation

Impact 5.4-1: Would the Modified Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? [Threshold T-1]

Support for this environmental impact conclusion is fully discussed in Section 5.4, *Transportation,* and in particular, starting on page 5.4-13 of the Draft SEIR. The passage of SB-743 eliminated level of service (LOS) as a threshold for purposes of CEQA. The information in the SEIR was provided for continuity between the 2016 EIR and the Draft SEIR. The Draft SEIR includes an evaluation of VMT as well as several project design features designed to reduce VMT.

Existing Plus Project

Existing Conditions and Existing Plus Project peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies, and the significance thresholds have been compared to the Original Project. The intersection analysis results are summarized in Table 5.4-8, *Intersection Analysis for Existing Plus Project Conditions,* on page 5.4-13 of the Draft SEIR.

At intersection #3, Central Street and Baxter Road, a signal is required by Mitigation Measure 4.16.6.1A in the 2016 EIR. The mitigation measure requires that the signal be installed prior to issuance of a certificate of occupancy for any use generating 50 AM peak-hour trips. As shown in Table 5.4-7, *Project Trip Generation Summary,* on page 5.4-11 of the Draft SEIR, the proposed hotel would generate 48 AM-peak hour trips, and the MOB would generate 233 AM peak hour trips. The applicant has agreed to the modification of Mitigation Measure 4.16.6.1A to require installation of the signal before the certificate of occupancy for either the hotel or the MOB. Table 5.4-9, *Results of Mitigation – Existing Plus Project Conditions,* on page 5.4-14 of the Draft SEIR, shows that the installation of a signal would reduce impacts at intersection #3 to less than significant.

In the 2016 EIR, Mitigation Measure 4.16.6.1B required installation of signals for the southbound ramps in order to reduce impacts at intersection #5. As the intersection is outside of the jurisdiction of the City, the 2016 EIR concluded that even with implementation of the mitigation measure, the

impact remained significant and unavoidable. Signal and ramp improvements at intersection #5 are part of the TUMF program but are not scheduled for construction by the projected Opening Year (2021) of the Modified Project. In addition, as shown in Table 5.4-8, the Intersection already operates below the acceptable level in the existing condition therefore the Modified Project would only be responsible for approximately 24.6 percent of the improvement cost for Intersection #5, I-15 SB Ramps and Baxter Rd, and 15.9 percent at Intersection I-15 NB Ramps and Baxter Road. Finally, the improvements required by the mitigation measure are not consistent with the planned TUMF improvements and could not be incorporated into the final design. Therefore, as interim improvements, the cost of construction is not eligible for reimbursement through either the City's DIF or the TUMF program. Payment of TUMF is required by Chapter 3.40 of the Wildomar Municipal Code and therefore a mitigation measure is not required. Because of these factors, this SEIR would eliminate Mitigation Measure 4.16.6.1B. As the improvements will not be in by the time the project is occupied, and the intersection is outside the jurisdiction of the City, this impact remains significant and unavoidable.

According to page 4.16-32 of the 2016 EIR, intersection #7 would operate at an unacceptable level of service during the PM peak hour. Peak hour operations improve in the 2019 TIA because the latest Highway Capacity Manual (HCM 6th Edition) allows for 2-stage left-turn maneuvers from the minor street. As such, the intersection delay improves in comparison to the 2015 TIA results, resulting in a less than significant determination. Improvements at this location are included in the City's Development Impact Fee (DIF) Program. Payment of DIF is required by Chapter 3.44 of the Wildomar Municipal Code and therefore a mitigation measure is not required.

Table 5.4-9 shows that construction of the signal at Intersection #3, Central Street and Baxter Road, would reduce impacts to less than significant. Construction of the signal will occur prior to occupancy of either the hotel or MOB as Mitigation Measure 4.16.6.1A has been revised. The ultimate TUMF improvements would reduce impacts at Intersection #5 to less than significant, however as the improvements will not be in place before occupancy, the impact would continue to significant and unavoidable, as indicated in the Original Project.

Traffic Signal Warrants Analysis

Traffic signal warrants for Existing Plus Project conditions are based on existing peak hour intersection turning volumes and the addition of the Modified Project's traffic. For the Existing Plus Project traffic conditions, with the addition of the Modified Project's traffic, the following study area intersection is anticipated to meet the planning level daily volume warrant under Existing Plus Project conditions:

- Intersection #3, Central St. & Baxter Rd.

Freeway Facility Analysis

The TIA found that all study area freeway mainline segments and merge/diverge ramp junctions are anticipated to continue to operate at an acceptable LOS (i.e., LOS D or better) during the peak hours for Existing Plus Project traffic conditions.

Opening Year (2021)

LOS calculations were conducted for the study intersections to evaluate their operations under Opening Year Cumulative (2021) Without and With the Modified Project conditions, as shown in Table 5.4-10, *Intersection Analysis for Opening Year Cumulative (2021) Conditions,* on page 5.4-15 of the Draft SEIR. Note that the results of Table 5.4-10 do not include implementation of Mitigation Measure 4.16.6.1A which requires construction of a signal at Intersection #3 prior to occupancy of either the hotel or the medical office building.

Table 5.4-11, *Results of Mitigation – Opening Year 2021 Conditions,* on page 5.4-16 of the Draft SEIR, shows the significance levels at Intersections #3, #5 #6, and #7 after the implementation of mitigation measures/DIF. In the 2016 EIR, Mitigation Measures 4.16.6.1A and 4.16.6.1B would reduce impacts to Intersections #3 and #5 to less than significant, as shown on page 4.16-33 of the 2016 EIR. Mitigation Measure 4.16.6.2A would reduce impacts to Intersection #6 to less than significant as shown on page 4.16-36 of the 2016 EIR. According to page 4.16-37 of the 2016 EIR, impacts to Intersections #7 and #8 would be reduced to less than significant with the payment of DIF.

Mitigation Measure 4.16.6.1A, which would be modified to require installation of the signal prior to occupancy of either the hotel or the medical office building, would reduce impacts to Intersection #3 to less than significant. Mitigation Measure 4.16.6.1B has been deleted as these improvements are part of the TUMF program, and payment of TUMF is required by Chapter 3.40 of the Wildomar Municipal Code therefore no mitigation measure is necessary. Because this intersection is outside of the City, and the interim improvements are not part of the DIF or TUMF, they are not expected to be in place by 2021, and therefore, impacts would remain significant and unavoidable.

Similarly, although Mitigation Measure 4.16.6.2A mitigated impacts to Intersection #6 to less than significant in the 2016 EIR, as shown on page 4.16-37 of the 2016 EIR, this Mitigation Measure would not apply to the Modified Project because the Modified Project's proportionate share makes up a small percent and the project applicant would pay into the TUMF program. Additionally, as shown in Table 5.4-11, intersection #6 operates at an unacceptable level of significance in Opening Year 2021 Conditions without the Modified Project.

The 2016 EIR found that the payment of DIF would reduce impacts to Intersection #7 to less than significant. Payment of the DIF is required by Chapter 3.44 of the City's municipal code therefore no mitigation measures are necessary.

Roadway Improvements

The lane configurations and traffic controls assumed to be in place for Opening Year Cumulative (2021) conditions are consistent with those shown in Figure 5.4-1, *Existing Number of Through Lanes and Intersection Controls,* on page 5.4-21 of the Draft SEIR, except for the following:

- Project driveways and those facilities assumed to be constructed by the Modified Project to provide site access are also assumed to be in place for Opening Year Cumulative conditions only (e.g., intersection and roadway improvements along the Modified Project's frontage and driveways).

Traffic Signal Warrants Analysis

For Opening Year Cumulative (2021) Without Modified Project conditions, all unsignalized study area intersections have previously met a traffic signal warrant under Existing (2019) or Existing Plus Project traffic conditions With the addition of project traffic, there are no future intersections anticipated to warrant a traffic signal.

Freeway Facility Analysis

As shown in Table 5.4-12, *Freeway Facility Analysis for Opening Year Cumulative (2021) Conditions,* on page 5.4-17 of the Draft SEIR, the segment of I-15 Freeway Northbound, South of Baxter Road, operates at an unacceptable LOS E during the PM Peak hour in the Opening Year without the project. The addition of project traffic changed the density of traffic by 0.60 for this freeway segment but does not change the level of service from the Without Project condition, therefore the impact is considered less than significant.

Public Transit and Bicycle Plans

The Riverside Transit Agency (RTA) Bus Route 8, Lake Elsinore-Wildomar Loop operates along Palomar Street and Central Street which is approximately 1 mile southwest of the site. Additionally, the project site is bounded by two trails along White Street, which is a north-south trail, and Baxter Road, which is an east-west trail. The Modified Project would be checked for compliance with these standards as part of the City's site plan review process. The Modified Project would provide electric vehicle charging stations and 12 bicycle parking spaces for the MOB. Therefore, the Modified Project would not conflict with any policies, plans, or programs related to public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities as improvements would occur within the project boundaries. Impacts would be less than significant.

The Original Project was determined to result in less than significant impacts to plans, policies, and programs regarding public transit, bicycle, or pedestrian facilities. The Original Project provided alternative transportation design features such as sidewalk improvements and would provide bicycle parking facilities. The Modified Project would also provide bicycle parking spaces and electric vehicle charging stations, and impacts would also be less than significant.

Mitigation Measures

The following mitigation measures from the Original Project would continue to be applicable to the Modified Project, and have been modified using *italic* *underline* or ~~strikeout~~ to be consistent with the analysis in this section:

- **Mitigation Measure 4.16.6.1A:** Central Street/Baxter Road intersection *#3*: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for *the hotel or medical office building or any other* development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour trips at this intersection:

  ~~Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road.~~
  ~~Northbound approach: N/A~~
  ~~Southbound approach: one left-turn lane, one right-turn lane.~~

~~Eastbound approach: one left-turn lane, one through lane.~~
~~Westbound approach: one through lane, one right-turn lane.~~
Install a traffic signal.
Restripe the southbound shared through-right turn lane as a left turn lane and construct a right turn lane.
Construct an eastbound left turn lane.
Construct a westbound right turn lane.

Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM outbound trips, or the intersection improvements shall be required prior to occupancy.

~~**Mitigation Measure 4.16.6.1B:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection #5. Construction of the signal shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses.~~

- **Mitigation Measure 4.16.6.1C:** Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.

~~**Mitigation Measure 4.16.6.2A:** Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection #6. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or the construction of more than 10,000 square feet of commercial retail uses.~~

Mitigation Measures Considered and Determined to be Infeasible

Implementation of the mitigation measures identified above would reduce potential impacts associated with transportation to less than significant. While the project will be required to pay TUMF fees for the freeway improvements, there is no certainty that they will be in place at the time the project is completed. Furthermore, the improvements are outside of the City's jurisdiction and therefore relies on Caltrans approval for completion. This is similar to the Original Project that required improvements to the on and off ramps but found the impact to be significant an unavoidable because the City could not assure that the improvements would be in place when required for the project. However, because both the Original and Modified Projects make similar findings at these intersections, the Modified Project would not result in new or substantially more severe significant impacts compared to the Original Project.

Finding:

Changes or alterations have been required in, or incorporated into, the project that lessen the significant environmental effect as identified in the Draft SEIR. These changes are identified in the form of the mitigation measures above. The City hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures identified above under *Mitigation Measures Considered and Determined to be Infeasible.*

The City finds that there are no other mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the SEIR, as discussed in Section G of these Findings (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations for the Original Project, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the Project outweigh its significant effects on the environment.

IV. ALTERNATIVES TO THE MODIFIED PROJECT

An EIR must briefly describe the rational for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore, merit in-depth consideration, and which ones are infeasible.

A. Alternatives Considered and Rejected During the Scoping/Project Planning Process

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the Draft SEIR.

1. Alternative Development Areas

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines § 15126[5][B][1]). Key factors in evaluating the feasibility of potential offsite locations for EIR project alternatives include:

- If it is in the same jurisdiction.
- Whether development as proposed would require a General Plan Amendment.

- Whether the project applicant could reasonably acquire, control, or otherwise have access to the alternative site (or the site is already owned by the proponent). (CEQA Guidelines Section 15126.6[f][1]).

The project applicant does not own or control other comparably sized and located property within the City. In general, any development of the size and type proposed by the project would have substantially the same impacts on air quality, greenhouse gases, hydrology and water quality, and transportation. With the exception of air quality, greenhouse gases, and transportation, impacts were found to be less than significant with mitigation incorporated. It was determined, therefore, that it is unlikely that there is an alternative project site that could potentially meet the objectives of the Modified Project and reduce significant impacts of the project as proposed.

2. No Build Alternative

The No Build Alternative assumes that development under the Modified Project would not occur, and the site would remain vacant. However, the Original Project, which proposed 75,000 square feet of commercial retail uses on approximately 12 acres of the 36-acre site, 204 multi-family apartments on 11 acres of the site, and 66 single-family units on 13 acres of the site, was approved in 2016. Therefore, the site is already approved for development. Prior to the Original Project, the project site was designated for development in the County, and then, upon incorporation, the City General Plan. The No Build Alternative would not meet any of the objectives of the Modified Project and is unlikely given the location adjacent to the I-15 interchange, surrounding development, and currently approved development plans.

3. Reduced Intensity Alternative

The Original Project proposed that the project site would be developed with a lesser amount of commercial development and fewer residential units to generate less traffic and traffic-related impacts on I-15. The Original Project found that this Alternative would not substantially reduce or eliminate significant impacts of the Original Project. Similarly, a Reduced Intensity Alternative of the Modified Project would not substantially reduce or eliminate significant traffic impacts of the Modified Project as the traffic impacts of the Modified Project would be similar to the Original Project.

4. Modified Mixed-Use Alternative

The Original Project proposed that the project site would be developed with 180 multifamily residential units on two floors above the ground floor of the commercial uses. The Original Project found that the Modified Mixed-Use Alternative would not substantially reduce or eliminate any significant impacts of the Original Project, and would increase air quality and greenhouse gas impacts. Additionally, given that the Modified Project would only change the commercial uses of the Original Project, mixed use development on the site would not be appropriate as residential uses could neither be constructed above the MOB or hotel developments.

B. ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

The following alternative was determined to represent a reasonable range of alternatives in this unique circumstance (where the project site has already been approved for a development that is largely the

same intensity as the Modified Project) with the potential to feasibly attain most of the basic objectives of the project but avoid or substantially lessen any of the significant effects of the project.

5. No Project Alternative

The No Project Alternative is required to discuss the existing conditions at the time of the notice of preparation is published and evaluate what would reasonably be expected to occur in the foreseeable future if the Modified Project is not approved (CEQA Guidelines, Section 15126.6(e)). Pursuant to CEQA, this Alternative is also based on current plans and consistent with available infrastructure and community services. Therefore, the No Project Alternative assumes that the Modified Project would not be adopted and development on the site would be consistent with the projected buildout in the General Plan, as analyzed in the 2016 Certified EIR for the Original Project.

Impacts of No Project Alternative would be similar for aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public resources, recreation, transportation, tribal cultural resources, and wildfire. The No Project Alternative's impacts would be greater for greenhouse gas emissions, population and housing, and utilities and service systems than the Modified Project's impacts. The No Project Alternative would meet all of the project objectives except Objective 2, Objective 4, Objective 5, Objective 6, Objective 7, Objective 9, Objective 10, and Objective 11.

Finding:

This Alternative is rejected because it would not provide eight of the 11 project benefits that would occur with the implementation of the Modified Project, including providing increased employment opportunities, public health services, and sustainable tax revenue; reducing vehicular trips outside the City for medical services; providing high-quality health care services that would contribute to community vitality and economic growth in the surrounding region; implementing green building design features; providing a freeway-adjacent hotel focused on business and leisure travelers; and locating a public gathering place within the site for use by the Wildomar Historical Society. As a result, specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for healthcare workers, make infeasible this project alternative for the reasons identified in the Final SEIR.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires decision makers to balance the benefits of the Modified Project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (State CEQA Guidelines § 15093[a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final SEIR or elsewhere in the administrative record (State CEQA Guidelines § 15093 [b]). The agency's statement is referred to as a Statement of Overriding Considerations.

The following provides a description of the project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

A. Significant and Unavoidable Impacts

Although most potential project impacts have been substantially avoided or mitigated, as described above, there remains five project impacts for which complete mitigation is not feasible. Notably, the Modified Project is largely the same intensity as the Original Project, but due to changes in modeling, impacts are conservatively considered significant. The Draft SEIR identified the following additional significant unavoidable adverse impacts of the project, which would continue to be applicable upon implementation of the Modified Project:

Air Quality

- **Impact 5.1-2:** The Modified Project would exceed regional thresholds of significance established by the SCAQMD for emissions of NO_x. It is important to note that approximately 84 percent of NO_x emissions are derived from vehicle usage. Since neither the project applicant nor the city have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce NO_x emissions to levels that are less than significant. Therefore, NO_x emissions are considered significant and unavoidable.
- **Impact 5.1-4:** The Modified Project has the potential to result in or cause NAAQS or CAAQS violations. The Modified Project's operational-source emissions have the potential to exceed the applicable regional thresholds of significance and would not be consistent with the objectives of the AQMP.

Greenhouse Gas Emissions

- **Impact 5.2-1:** The Modified Project would exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, therefore, Impact 5.2-1 would be significant and unavoidable.
- **Impact 5.2-2:** The Modified Project would exceed the applicable numeric threshold and result in a cumulatively considerable impact with respect to GHG emissions, therefore, Impact 5.2-2 would be significant and unavoidable.

B. Project Benefits in Support of the Statement of Overriding Considerations

The following section describes the benefits of the Modified Project that outweigh the project's unavoidable adverse effects and provides specific reasons for considering the project acceptable even though the Final SEIR has indicated that there will be five significant project impacts. Accordingly, this Statement of Overriding Considerations regarding potentially significant adverse environmental impacts resulting from the Modified Project, as set forth below, has been prepared. Pursuant to CEQA Guidelines §15093(c), the Statement of Overriding Considerations will be included in the record of the project approval and will also be noted in the Notice of Determination. Each of the benefits identified below provides a separate and independent basis for overriding the significant environmental effects of the Modified Project.

Having reduced the potential effects of the Modified Project through all feasible mitigation measures as described previously herein, and balancing the benefits of the Modified Project against its potential unavoidable adverse impacts on air quality, greenhouse gas emissions, and transportation if the mitigation measures cannot be implemented, the City finds that the following legal requirements and

benefits of the Modified Project individually and collectively outweigh the potentially significant unavoidable adverse impacts for the following reasons:

1. Implements the Objectives Established for the Modified Project

The project objectives include developing land consistent with the City's objectives; delivering a commercial center that provides a mix of medical office and hotel uses, to provide the City with increased employment opportunities, public health services, and sustainable tax revenue; improving local public health and safety by serving the existing and project growth in the City and surround communities; reducing vehicular trips outside the City for medical services; providing a comprehensive range of high-quality health care services in a seismically-safe, state-of-the-art medical facility; improving the jobs-housing balance within the City and surrounding area; implementing green building features; provide a freeway adjacent hotel focused on business and leisure travelers; and locating a public gathering place within the site for use by the Wildomar Historical Society.

2. Provides Residential and Employment Opportunities

The Modified Project would provide 270 dwelling units, 102 hotel rooms, and an 84,000-square-foot MOB. The Modified Project would generate 653 residents and 132 employees (29 hotel employees and 103 medical office employees), which would increase the City's jobs-housing ratio from 0.32 to 0.48.

3. Improves the Project Site

Although the project site has been approved for development of the Original Project, the site is currently vacant. The Modified Project would provide residential, hotel, and MOB uses onsite in a portion of the City that is transitioning from rural to an urban/suburban area.

4. Consistency with the Regional Goals in the RTP/SCS

SCAG's 2016-2040 RTP/SCS was adopted April 7, 2016. The RTP/SCS identifies that land use strategies that focus on new housing and job growth in areas served by high quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The overarching strategy in the 2016-2040 RTP/SCS is to provide for a plan that allows the southern California region to grow in more compact communities in existing urban areas; provide neighborhoods with efficient and plentiful public transit and abundant and safe opportunities to walk, bike, and pursue other forms of active transportation; and preserve more of the region's remaining natural lands.

The Modified Project would result in residential uses and employment which would be approximately 1-mile northwest of the Riverside Transit Agency (RTA) Bus Route 8, Lake Elsinore-Wildomar Loop. The project site is bounded by two trails along White Street, which is a north-south trail, and Baxter Road, which is an east-west trail. The Modified Project would provide electric vehicle charging stations and 12 bicycle parking spaces for the MOB. Consequently, the project is consistent with the overall objectives of SCAG's RTP/SCS, which include maximizing mobility; ensuring safe, sustainable and reliable travel, encouraging active transportation; encouraging energy efficiency; and encouraging land use growth that facilitate transit and non-motorized transportation.

C. Conclusion

The City Council of Wildomar has balanced the project's benefits against the significant unavoidable impacts. The City Council finds that the Modified Project's benefits, which aim to meet the goals and policies of the City of Wildomar General Plan, outweigh project's significant unavoidable impacts, and these impacts, therefore, are considered acceptable in the light of the project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, that warrants approval of the project notwithstanding the project's significant unavoidable impact.

VI. FINDINGS ON RESPONSES TO COMMENTS ON THE DRAFT SEIR AND REVISIONS TO THE FINAL SEIR

The Final SEIR contains response to comments, revisions, clarifications, and corrections to the Draft SEIR. The focus of the response to comments is on the disposition of significant environmental issues as raised in the comments, as specified by State CEQA Guidelines Section 15088(b). The City provided written responses to each comment made by a public agency, as set forth in Section 2 of the Final SEIR, pursuant to State CEQA Guidelines Section 15088(b).

City staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft SEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5 of the CEQA Guidelines.

September 2020 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2014121047

BAXTER VILLAGE MIXED-USE PROJECT: REVISED PLOT PLAN 14-0002 (R1) SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (PA 20-0028)

City of Wildomar

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Supplemental Environmental Impact Report (DSEIR), State Clearinghouse No. 2014121047. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and the City of Wildomar Monitoring Requirements. Section 21081.6 states:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

1.2 EIR SUMMARY

1.2.1 PROJECT LOCATION

The project site is within the City of Wildomar in western Riverside County; the entire Baxter Village site is approximately 36 acres and is bound to the north by Grove Street, Interstate 15 (I-15) to the east, Baxter Road to the south, and White Street to the west. The Modified Project affects approximately 10 acres of the site that fronts Baxter Road and extends from I-15 to approximately the point where Central Avenue intersects with Baxter Road. While the Original Project was approved on July 25, 2016, no development has occurred, and the site is vacant. The proposed MOB and hotel building would be in the southeastern portion of the site.

1.2.2 PROJECT SUMMARY

The 2016 Baxter Village Mixed-Use Project (Original Project) EIR (2016 EIR) was certified by the City of Wildomar (City) in July 2016 (State Clearinghouse [SCH] No. 2014121047). The approved Original Project allows the development of 75,000 square feet of commercial retail uses on approximately 12 acres of the 36-acre site, 204 multifamily apartments on 11 acres of the site, and 66 single-family units on 13 acres of the site. The Original Project includes internal roads, parking, stormwater detention basins, and recreation areas.

This document is a draft supplemental environmental impact report (SEIR) to the 2016 EIR and evaluates a request to modify the previously approved Original Project to allow a 102-room hotel and 84,000-square-foot medical office building (MOB) and associated road and storm drain improvements on the 10-acre commercial portion of the project site (Modified Project) instead of the Original Project's commercial component which included a 75,000-square-foot retail center. The residential uses would remain as approved.

1.3 ENVIRONMENTAL IMPACTS

The 2016 EIR included mitigation measures for topical sections that were deemed potentially significant in an effort to reduce impacts. The Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects, and the Modified Project would not result in new or more significant impacts.

1.3.1 Impacts Considered Less Than Significant

The DSEIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacted by the Modified Project. Impacts to the following were found to be less than significant:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The DSEIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that could be reduced, avoided, or substantially lessened through the implementation of the 2016 EIR mitigation measures, as shown in Chapter 8, *Impacts Found Not to be Significant,* of this DSEIR.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Noise
- Tribal Cultural Resources

1.3.3 Unavoidable Significant Adverse Impacts

The following impacts would remain significant and unavoidable after implementation of required mitigation, as identified in the DSEIR:

- Air Quality
- Greenhouse Gas Emissions
- Transportation

However, it should be noted that the Modified Project impacts would not result in new significant environmental effects or a substantial increase in the severity of the Original Project's previously identified significant effects. A new air quality and greenhouse gas model was adopted since the certification of the Original Project, and therefore the calculated impacts of the Modified Project exceed these thresholds. Impacts to Transportation as a result of the Modified Project would continue to be significant and unavoidable, as with the Original Project, because the proposed improvements are outside of the City's jurisdiction and because it is unlikely that TDM project design features would reduce VMT impacts. The Modified Project would not result in new or more significant impacts to Air Quality, Greenhouse Gas Emissions, or Transportation.

2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Wildomar. The City's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor if they are contracted by the City.

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions and document disposition. The City will rely on information provided by individual monitors (e.g., CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager/City Planning Director.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2.4 ARBITRATION RESOLUTION

If the mitigation monitor determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City's Planning Director. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.

2. Mitigation Monitoring Process

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3. Mitigation Monitoring Requirements

3.1 PRE-MITIGATION MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures. Mitigation measures from the Original Project, as well as mitigation measures from the Original Project that have been updated for the Modified Project, are highlighted in blue.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g. hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

3.4 DATA BASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing Microsoft Word software on IBM-compatible PCs.

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar Fire Department.

3. Mitigation Monitoring Requirements

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3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AIR QUALITY					
Mitigation Measure 4.3.6.1A	All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	Construction Contractor	During Grading Operations	City of Wildomar Planning Department, City of Wildomar Public Works Department	
Mitigation Measure 4.3.6.1B	Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	Project Applicant, Construction Contractor	Prior to Issuance of Grading Permits	City of Wildomar Planning Department	
Mitigation Measure 4.3.6.1C	During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.	Construction Contractor	During Grading Operations	City of Wildomar Planning Department	
Mitigation Measure 4.3.6.3A	Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable): o Increase in insulation such that heat transfer and thermal bridging is minimized; o Limit air leakage through the structure and/or within the heating and cooling distribution system;	Project Applicant, Construction Contractor	Prior to the Issuance of Building Permits	City of Wildomar Planning Department, City of Wildomar Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	o Use of energy-efficient space heating and cooling equipment; o Installation of electrical hook-ups at loading dock areas; o Installation of dual-paned or other energy efficient windows; o Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; o Installation of automatic devices to turn off lights where they are not needed; o Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; o Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; o Design of buildings to accommodate photovoltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and o Installation of ENERGY STAR-qualified energy efficient appliances, heating and cooling systems, office equipment, and/or lighting products.				
Mitigation Measure 4.3.6.3E	Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site.	Project Applicant	Prior to Issuance of First Certificate of Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
AQ-1	For equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3	Construction Contractor	During Construction Activities	City of Wildomar Planning Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.				
5.2 GREENHOUSE GAS EMISSIONS					
See Mitigation Measures 4.3.6.1A, 4.3.6.1B, and 4.3.6.3A from Section 5.1, Air Quality, above.					
5.4 TRANSPORTATION					
Mitigation Measure 4.16.6.1A	Central Street/Baxter Road intersection #3: The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for the hotel or medical office building or any other development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour trips at this intersection: Install a traffic signal. Restripe the southbound shared through-right turn lane as a left turn lane and construct a right turn lane. Construct an eastbound left turn lane. Construct a westbound right turn lane. Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM outbound trips, or the intersection improvements shall be required prior to occupancy.	Project Applicant	Prior to Issuance of Certificate of Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Mitigation Measure 4.16.6.1C	Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.	Project Applicant, Construction Contractor	Prior to the Issuance of Grading Permits	City of Wildomar Planning Department, City of Wildomar Public Works Department	
TDM Strategy #1: Increase Diversity of Land Uses	At least three of the following shall be located on or off-site within ¼ mile of the Project: Residential Development, Retail Development, Park, Open Space, or Office.	Project Applicant	Prior to Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
TDM Strategy #2: Provide Pedestrian Network Improvements	Pedestrian connections such as a sidewalk and/or trail shall be provided to surrounding areas, and along Baxter Road, consistent with the City's General Plan and roadway development standards.	Project Applicant	Prior to Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
TDM Strategy #3: Provide Traffic Calming Measures	Traffic calming measures shall be incorporated in the final site design within the parking and roadways to reduce vehicle speeds and make it more pleasant for and encourage pedestrians and cyclists.	Project Applicant	Prior to Occupancy	City of Wildomar Planning Department, City of Wildomar Public Works Department	
8.3 BIOLOGICAL RESOURCES					
Mitigation Measure 4.4.6.1A	Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future. In the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required. If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and	Qualified biologist	Thirty Days Prior to Ground Disturbance	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional Conservation Authority (RCA), and the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements: o The locations of the nests and the owls proposed for relocation. o The locations of the proposed relocation sites. o The numbers of adult owls and juveniles proposed for relocation o The time of year when relocation is proposed to take place. o The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates or the relocated owls), and relevant permits held. o A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site. o A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision). o Description of the monitoring methods and monitoring duration to be employed to verify survival				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	of the relocated owls and their long-terms retention on the relocation site.				
Mitigation Measure 4.4.6.2A	Prior to ground disturbance or issuance of a grading permit, impacts to 0.36 acre of southern willow scrub/eucalyptus woodland (including 0.33 acre on site and 0.03 acre off site) and 0.10 acre of southern riparian scrub (off site) shall be compensated for by the developer providing no less than a 1:1 ratio of off-site land within the Santa Margarita Watershed or an adjacent watershed to be acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an established off-site mitigation bank or in-lieu fee program. Purchase of mitigation credits shall occur prior to any impacts to the southern willow scrub/eucalyptus woodland or southern riparian scrub habitats. Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat within the Santa Margarita Watershed or an adjacent watershed pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to the southern willow scrub/eucalyptus woodland and southern riparian scrub habitats, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the affected habitat.	Qualified Biologist	Prior to Ground Disturbance or Issuance of a Grading Permit	City of Wildomar Planning Department	
Mitigation Measure 4.4.6.3A	Prior to the issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 404 permit from the RQQCB, and a Streambed	Qualified Biologist	Prior to the Issuance of any Grading Permit for Permanent Impacts in Either On-site or Off-site Jurisdictional Features	City of Wildomar Planning Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Alteration Agreement permit under Section 1602 of the California Fish and Game Code form the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: o Off-site replacement and/or restoration of USACE/RWQCB jurisdictional "waters of the U.S." or "waters of the State" within the Santa Margarita Watershed at a ratio of no less than 1:1 or within an adjacent watershed at a ration of no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area. o Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in perpetuity preservation, or through the purchase of mitigation credits at an agency-				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area. o Approval of a project-specific Determination of a Biologically Equivalent or Superior Preservation (DBESP) report by the resource agencies as appropriate and consistent with established MSHCP procedures.				
Mitigation Measure 4.4.6.4A	Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of potentially occurring native and migratory bird species generally February 1 to September 15). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the MBTA or CFGC are present in the construction zone. If active nests of these species are found, the developer shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected songbird nests. In the event of no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, Mitigation Measure 4.4.6.4B shall also apply.	Qualified Biologist	Outside of nesting season (February 1 to September 15), or Prior to Issuance of Grading Permits if during Nesting Season	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Mitigation Measure 4.4.6.4B	If it is determined that project-related grading or construction will affect nesting special status avian species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.4A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.	Qualified Biologist	After it has been Determined by a Qualified Biologist that the Nest/Burrow is no Longer Active	City of Wildomar Planning Department	
8.4 CULTURAL RESOURCES					
Mitigation Measure 4.5.6.1A	At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe if grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	Native American Tribal Monitor, Project Applicant	Thirty Days Prior to Seeking Grading Permit	City of Wildomar Planning Department	
Mitigation Measure 4.5.6.1B	Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Registered Professional Archaeologist, Project Applicant	Prior to the Issuance of a Grading Permit	City of Wildomar Planning Department	
Mitigation Measure 4.5.6.1C	Prior to issuance of any grading permit, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified	Registered Professional Archaeologist	Prior to the Issuance of a Grading Permit	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	archaeological monitor and a Pechanga Tribal monitor to be present and to have the authority to temporarily stop and redirect grading activities in order to evaluate the significance of any archaeological and cultural resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.				
Mitigation Measure 4.5.6.1D	If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist, and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The City Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Wildomar City Council.	Project Applicant, Registered Professional Archaeologist, and the Pechanga Tribe	During Grading Activities, if Subsurface Archaeological/Cultural Resources are Discovered	City of Wildomar Planning Department	
Mitigation Measure 4.5.6.1E	All cultural materials, that are collected during the grading monitoring program and, if applicable, from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods, and human remains which will be addressed in the Treatment Agreement required in Mitigation Measure 4.5.6.1A shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	Registered Professional Archaeologist	During Grading and Excavation Activities	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Mitigation Measure 4.5.6.1F	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure 4.5.6.1A.	Project Applicant, Riverside County Coroner	If Human Remains are Encountered	City of Wildomar Planning Department	
CUL-1	It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	Project Applicant, Riverside Coroner	If Human Remains are Encountered	City of Wildomar Planning Department	
8.6 GEOLOGY AND SOILS					
Mitigation Measure 4.6.6.1A	The developer shall implement the seismic design recommendations of the project geotechnical assessment conducted by Geocon West, Inc. dated Match 26, 2015 (revised). These site-specific recommendations shall be incorporated as appropriate into project building plans, project grading, etc.	Project Applicant	During Project Grading and Construction	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Mitigation Measure 4.5.6.2A	If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Wildomar. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued.	Qualified Paleontologist	If Paleontological Resources are Discovered During Project Grading	City of Wildomar Planning Department	
Mitigation Measure 4.5.6.2B	A qualified paleontologist shall be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification of a trained professional.	Qualified Paleontologist	Prior to Ground Disturbance	City of Wildomar Planning Department	
8.7 HAZARDS AND HAZARDOUS MATERIALS					
Mitigation Measures 4.8.6.1A	Prior to grading, evidence of the existence or absence of a septic tank and/or water well shall be identified. If a septic tank and/or water well is present onsite, it will be removed and disposed of by a licensed contractor under the direction of the Riverside County Health Department.	Construction Contractor	Prior to Grading	City of Wildomar Planning Department	
8.10 NOISE					
Mitigation Measure 4.12.6.1A	A construction noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan shall identify the location of construction equipment and activity, proximity to identified noise receptors, and demonstrate either a minimum 10 dBA reduction in noise levels off-site, or that noise levels would not exceed 85 dBA at any time when measured at the nearest property line of noise receptors. Methods	Construction Contractor	Prior to Start of Construction	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	to mitigate construction noise may include (but shall not be limited to): o Install temporary noise control barriers, or equally effective noise protection measures. The noise barriers shall be maintained, and any damage promptly repaired. Noise control barriers and associated elements shall be completely removed, and the site appropriately restored upon the conclusion of the construction activity. o During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site. o The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise-sensitive receivers nearest the project site during all project construction.				
Mitigation Measure 4.12.6.2A	To satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria, lots facing the I-15 Freeway will require a Noise Level Reduction (NLR) of up to 27.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). Specific window recommendations will be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details. The preliminary interior noise analysis indicates that in order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project shall provide the following noise mitigation measures:	Construction Contractor	During Building Construction	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	o **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum STC of 32. o **Exterior Walls:** Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 × 4 studs or greater, 16" o.c. with R13 insulation, a minimum ⅞" exterior surface of cement plaster and a minimum interior surface of ½" gypsum board. o **Doors:** All exterior doors shall be well weather-stripped solid core assemblies at least 1¾" thick. o **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least ½" thick. Insulation with at least a rating of R-19 shall be used in the attic space. o **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code. o **Landscaping**: A screen of planting containing predominantly evergreen tree and shrub species between the property and the freeway will help to reduce noise and visual impacts associated with freeway vehicle movement.				
8.14 TRIBAL CULTURAL RESOURCES					
TRI-1: Inadvertent Archaeological Find	If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association	Project Applicant, Registered Professional Archaeologist, Tribal Representative(s)	During Ground Disturbing Activities	City of Wildomar Planning Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Locations Condition. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project Archaeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan. f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project Archaeologist, and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.				

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRI-2: Cultural Resources Disposition	In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Wildomar Planning Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City	Project Applicant, Registered Professional Archaeologist, Tribal Representative(s)	During Grading Activities	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRI-3: Archaeologist Retained	Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with	Registered Professional Archaeologist	Prior to Issuance of a Grading Permit	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.				
TRI-4: Native American Monitoring (Pechanga)	Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the	Pechanga Tribal Monitor(s)	During Ground-Disturbing Activities	City of Wildomar Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

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

4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to dispute arbitration enforcement resolution. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Arbitration/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 ARBITRATION/ENFORCEMENT REPORT

The Arbitration/Enforcement Report (AER) is prepared to document the outcome of arbitration committee review and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the arbitration committee by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

City of Wildomar

Matthew C. Bassi, Planning Director

PlaceWorks

Mark Teague, AICP, Associate Principal

Jasmine A. Osman, Project Planner

6. Report Preparation

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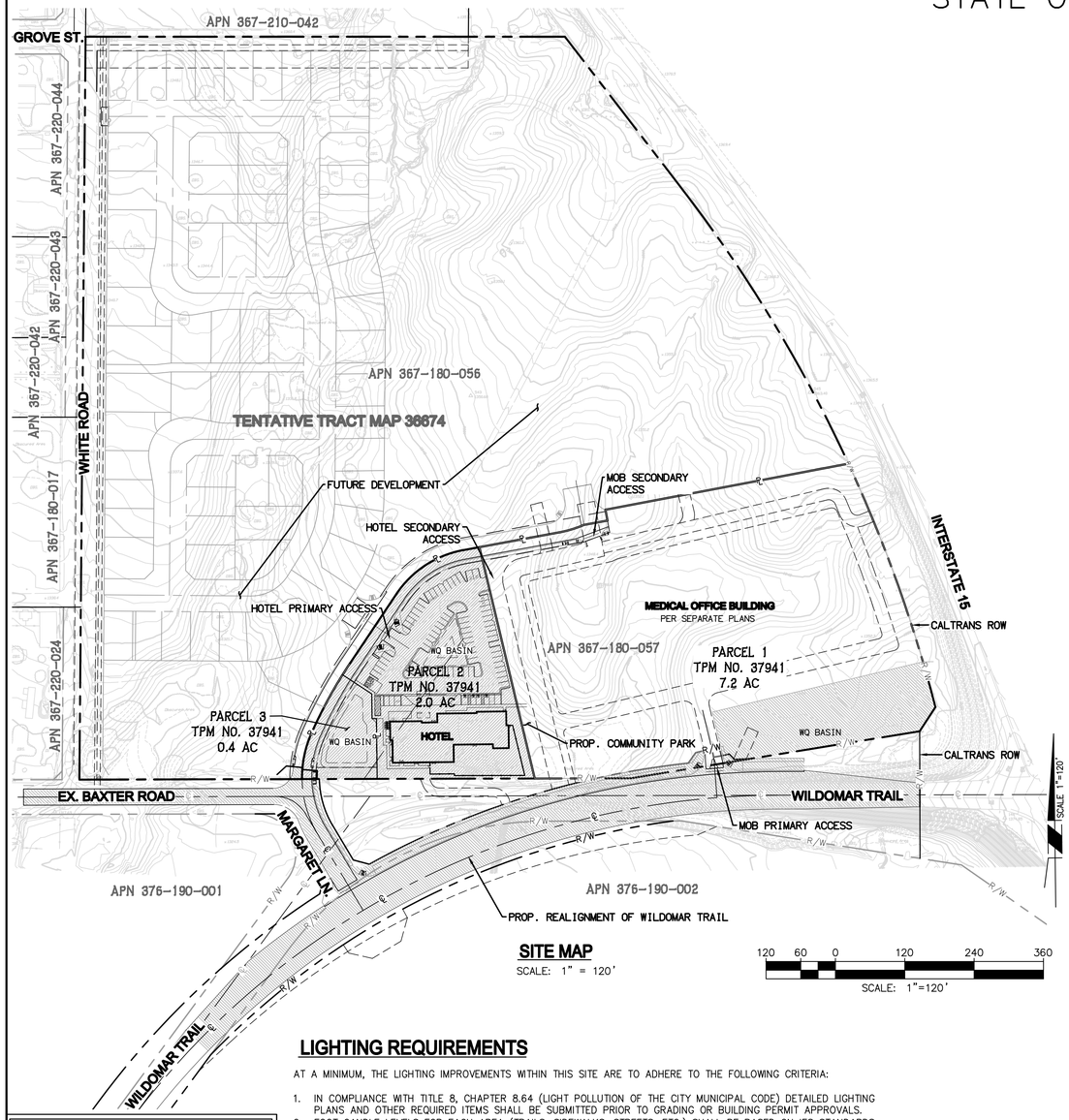
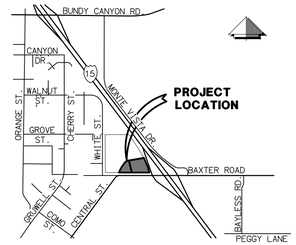
BAXTER VILLAGE
SITE PLAN OF DEVELOPMENT
FOR THE HOTEL SITE
OF TENTATIVE TRACT MAP # 36674
CITY OF WILDOMAR, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



SITE MAP
SCALE: 1" = 120'

120 60 0 120 240 360
SCALE: 1"=120'



VICINITY MAP
NOT TO SCALE
TOWNSHIP 6 S, RANGE 4 W, SECTION 26
THOMAS GUIDE RIV CO 2008
897 C5, C6, D5, D6

GENERAL DESCRIPTION

1. EXISTING LAND USE: VACANT
2. GENERAL PLAN: COMMERCIAL/RETAIL (CR)
3. PROPOSED GENERAL PLAN – COMMERCIAL RETAIL (CR)
4. EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL (CPS)
5. PROPOSED ZONING: SCENIC HIGHWAY COMMERCIAL (CPS)
6. PROPOSED LAND USE: COMMERCIAL RETAIL
7. PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
8. ALL UTILITIES WILL BE UNDERGROUND
   GAS ---------- SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC ---------- SOUTHERN CALIFORNIA EDISON
   TELEPHONE ---------- VERIZON
9. SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
10. PROPOSED NUMBER OF LOTS: 2 COMMERCIAL, 1 BASIN
11. THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
12. THOMAS BROTHER'S GUIDE – PAGE 897, COORDINATES C5 & C6, D5 & D6
13. HOTEL SITE INFORMATION:

PARCEL 1 (MOB SITE)	7.16	AC
PARCEL 2 (HOTEL SITE)	2.40	AC
PARCEL 3 (BASIN)	0.40	AC
TOTAL GROSS AREA:	9.96	AC
HOTEL BUILDING:	102	KEYS
PARKING REQUIRED:	104	STALLS
ONSITE PARKING PROVIDED:	78	STALLS
SHARED PARKING WITH MOB SITE:	27	STALLS
TOTAL PARKING PROVIDED:	105	STALLS

14. THE ULTIMATE EASEMENTS WIDTHS FOR ALL PUBLIC EASEMENTS SHOWN ON THIS PLAN SHALL BE APPROVED BY THE GOVERNING AGENCY PRIOR TO DEDICATION

NOTES: WITH THE EXCEPTION OF EMERGENCY VEHICLE ACCESS POINTS, THERE ARE NO GATES PROPOSED FOR THIS COMMUNITY.

LEGAL DESCRIPTION FOR APN # 367-180-057

PARCEL 2

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 2017-005, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED OCTOBER 31, 2017 AS INSTRUMENT NO. 2017-0453307 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

PROPOSED EASEMENT NOTES

1. INDICATES AN EASEMENT FOR EMERGENCY ACCESS, RECIPROCAL ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.
2. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO THE CITY OF WILDOMAR TO BE DEDICATED ON THE FINAL MAP.
3. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO RCFCD TO BE RESERVED ON THE FINAL MAP.
4. INDICATES AN EASEMENT FOR OFFSITE STORM DRAIN PURPOSES TO BE DEDICATED TO THE CITY OF WILDOMAR BY SEPARATE INSTRUMENT.
5. INDICATES A RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT MAY BE REQUIRED HERE AFTER THE MAP RECORDS AND PARCELS 1 AND 2 ARE SOLD.
6. INDICATES AN EASEMENT FOR PUBLIC ACCESS TO BE RESERVED ON THE FINAL MAP.

EXISTING EASEMENT NOTES:

A. AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 5, 1935 IN BOOK 217, PAGE 84 OF OFFICIAL RECORDS.

B. AN EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JUNE 21, 1950 AS INSTRUMENT NO. 2876 OF OFFICIAL RECORDS. CENTERLINE ONLY IS SHOWN. WIDTH IS NOT DISCLOSED IN RECORDED DOCUMENT. TO BE QUITCLAIMED PRIOR TO CONSTRUCTION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD83 (EPOCH 2007.0) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) BILL AND DVLS BEING N05-05-38.82E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

NOTES:

1. COMMUNITY PARK AREA IS RESERVED FOR THE NON-EXCLUSIVE USE BY WILDOMAR HISTORICAL SOCIETY PER SEPARATE AGREEMENT.
2. CENTRAL STREET IMPROVEMENTS TO INCLUDE ADEQUATE PAVEMENT TRANSITION LENGTH TO ACCOMMODATE LANE DROPS.
3. ALL CMU WALLS AND FENCES AROUND THE POOL/DECK AREA PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.

OWNER / APPLICANT

STRATA BAXTER, LLC
4370 LA JOLLA VILLAGE DRIVE #960
SAN DIEGO, CA 92122
(858)546-0900 (p)
(858)546-8725 (f)

ARCHITECT

AO ARCHITECTS
144 N. ORANGE ST.,
ORANGE, CA 92866
(714)639-9860 (p)

ENGINEER

MICHAEL BAKER INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CALIFORNIA 92591-6022
PHONE: 951.676.8042 FAX: 951.676.7240

UTILITIES

SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE:	GENERAL TELEPHONE
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TELEVISION:	SOUTHLAND CABLEVISION

PROPERTY LOCATION

THE SITE IS BORDERED BY BAXTER ROAD TO THE SOUTH, WHITE ROAD TO THE WEST AND THE 15 FWY. TO THE EAST/ NORTHEAST AND APN 367-210-042 TO THE NORTH.

ASSESORS PARCEL NUMBERS

367-180-043

ABBREVIATIONS

AC	ASPHALT CONCRETE
CL	CENTERLINE
RL	RIDGELINE
TS	TOP OF SLOPE
TC	TOP OF CURB
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
EG	EXISTING GRADE
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
FH	FIRE HYDRANT
STLT	STREET LIGHT
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
S/W	SIDEWALK
SD	STORM DRAIN
EX	EXISTING
PROP	PROPOSED
PL	PROPERTY LINE
FF	FINISH FLOOR
WTR	WATER
SWR	SEWER

SOURCE OF TOPOGRAPHY

ASSOCIATED DATA COMPILED FROM AERIAL PHOTOGRAPHY DATED 01-22-13 BY:

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVENUE, SUITE A
RIVERSIDE, CA 92503
Ph (951) 687-4252 Fx (951) 687-4120
ias@inlandaerial.com

BENCHMARK

RIV. CO. BM. # E-6-70
ELEVATION=1304.204
DATUM=NGVD29

LEGEND

FINISHED CONTOUR	1190
EXISTING CONTOUR	(1190)
TOP / TOE	
DAYLIGHT	
LOT NUMBERS	25
PAD ELEVATION	PE = 18.5
PROPOSED FINISHED GRADE	17.0
PROPOSED RATE OF GRADE	1.0%
BOUNDARRY LINE	
RIGHT OF WAY	
CENTERLINE	
PROPOSED LOT LINE	
PROPOSED EASEMENT	
PROPOSED STORM DRAIN	SD
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
SIDEWALK	
FIRE HYDRANT	
FIRE TURN TEMPLATE	R=37'
DIRECTION OF FLOW	
BROW DITCH	
ENTRY MONUMENT (PER LANDSCAPE PLANS)	
BIKE RACKS	
SECURE BIKE RACKS	
ELECTRIC VEHICLE PARKING	E

PROP CATCH BASIN

INDEX OF SHEETS:

SHEET No.	DESCRIPTION
1.	TITLE SHEET, NOTES, INDEX MAP
2.	TYPICAL SECTIONS & DETAILS
3.	TOPOGRAPHY MAP, EXISTING UTILITIES AND PROPOSED EASEMENTS
4.	CONCEPTUAL GRADING PLAN FOR WILDOMAR TRAIL & MARGARET LN.
5.	PEDESTRIAN CIRCULATION EXHIBIT – PHASE 1
6.	SITE PLAN
7.	CONCEPTUAL GRADING PLAN FOR HOTEL SITE
8.	CONCEPTUAL UTILITY PLAN
9.	HOTEL SITE LIGHT PLAN
10.	HOTEL SITE LANDSCAPE PLAN
11–21	ARCHITECTURAL PLANS

HOTEL SITE UNADJUSTED EARTHWORK QUANTITIES:

CUT:	0	C.Y.
FILL:	28,975	C.Y.
NET:	28,975	C.Y. (RAW IMPORT)

LIGHTING REQUIREMENTS

AT A MINIMUM, THE LIGHTING IMPROVEMENTS WITHIN THIS SITE ARE TO ADHERE TO THE FOLLOWING CRITERIA:

1. IN COMPLIANCE WITH TITLE 8, CHAPTER 8.64 (LIGHT POLLUTION OF THE CITY MUNICIPAL CODE) DETAILED LIGHTING PLANS AND OTHER REQUIRED ITEMS SHALL BE SUBMITTED PRIOR TO GRADING OR BUILDING PERMIT APPROVALS.
2. FOOT CANDLE LEVELS FOR EACH AREA (TRAILS, SIDEWALKS, STREETS, ETC.) SHALL BE BASED ON IES STANDARDS.
3. LIGHTING CONTROL PER CA. TITLE 24 REQUIREMENTS.

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER — JOHN D. TANNER III — No. 60132 — CIVIL — STATE OF CALIFORNIA

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 · MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED ON 01/23/13 BY INLAND AERIAL SURVEYS, INC.

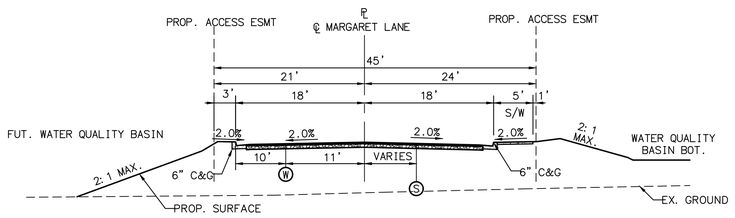
L.S. (number), EXP. (date)

SCALE: H: As Noted V: As Noted

PA NO. 14-0002
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT
TITLE SHEET, NOTES, INDEX MAP

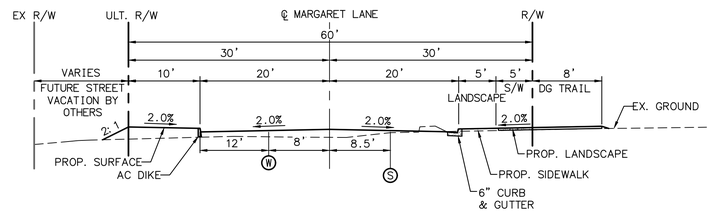
SHEET No. 1 OF SHTS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\HOTEL\133555-CG-HOTEL-001.DWG OLGA.SHEVCHENKO 8/19/20 5:21 PM



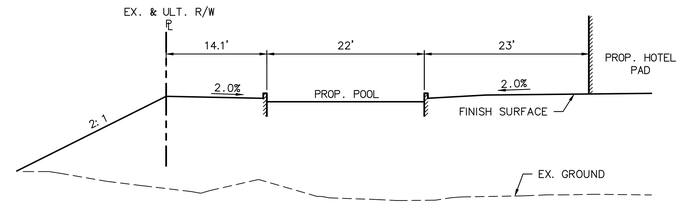
SECTION A-A

MARGARET LANE (PRIVATE) TYPICAL UTILITY LOCATION
NOT TO SCALE



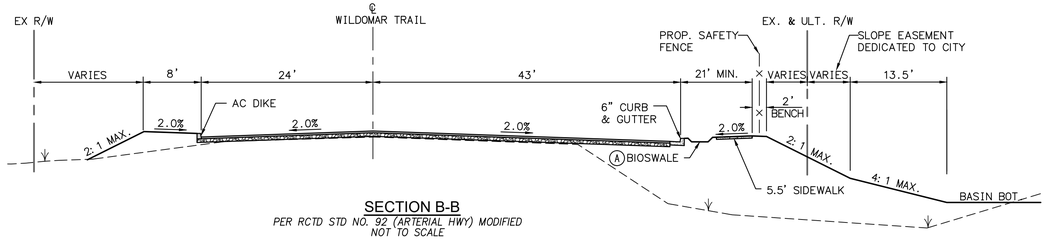
SECTION A1-A1

MARGARET LANE (PUBLIC) TYPICAL UTILITY LOCATION
PER RCTD STD NO. 105 C (LOCAL STREET 60' WIDE) PART WIDTH MODIFIED
NOT TO SCALE



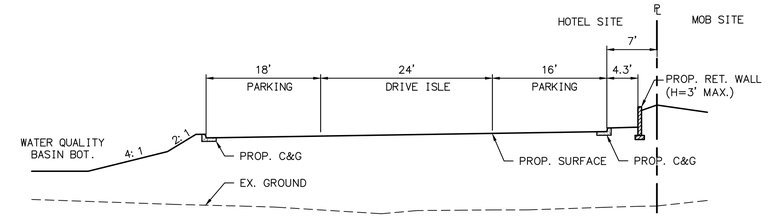
SECTION F-F

NOT TO SCALE



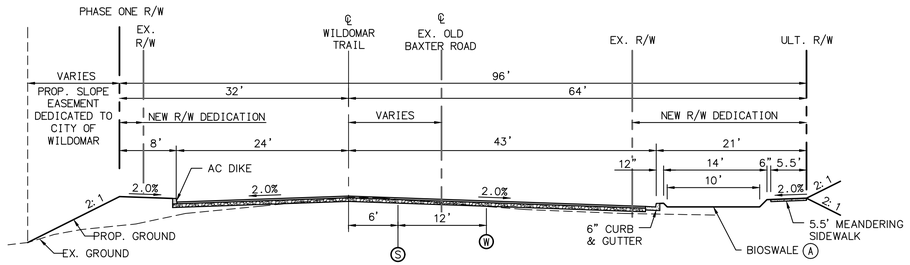
SECTION B-B

PER RCTD STD NO. 92 (ARTERIAL HWY) MODIFIED
NOT TO SCALE



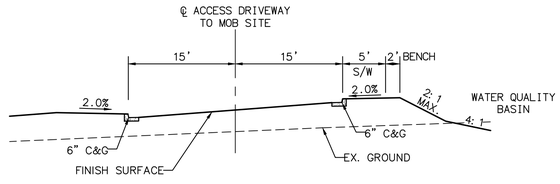
SECTION G-G

NOT TO SCALE



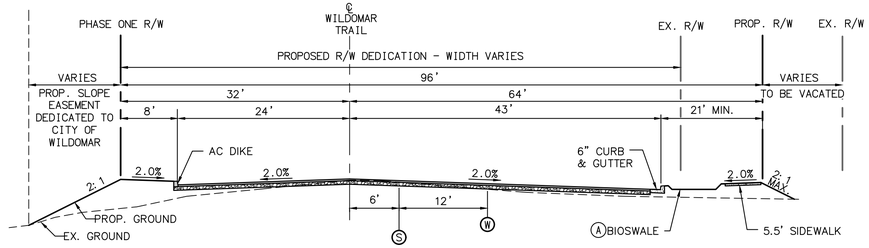
SECTION C-C

PER RCTD STD NO. 92 (ARTERIAL HWY) MODIFIED
NOT TO SCALE



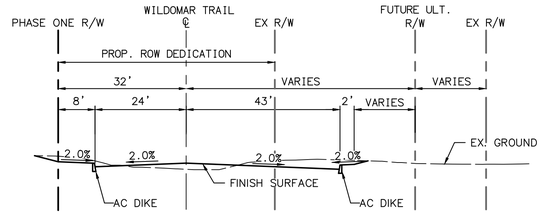
SECTION H-H

NOT TO SCALE



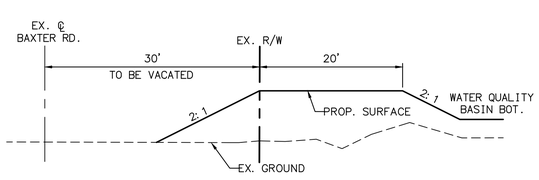
SECTION D-D

PER RCTD STD NO. 92 (ARTERIAL HWY) MODIFIED
NOT TO SCALE



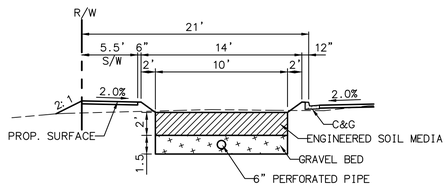
SECTION I-I

PER RCTD STD NO. 92 (ARTERIAL HWY) MODIFIED
NOT TO SCALE



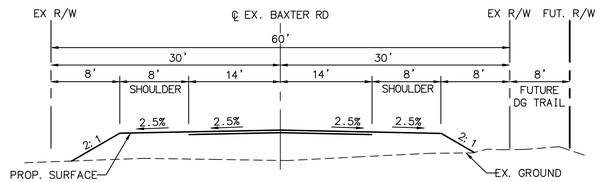
SECTION E-E

NOT TO SCALE



Ⓐ TYPICAL BIOSWALE DETAIL

NOT TO SCALE



SECTION J-J *(INTERIM)*

EX. BAXTER ROAD (PUBLIC)
PER RCTD STD. 136 COLLECTOR RURAL (60' ROW)
NOT TO SCALE

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER — JOHN D. TANNER III — No. 60132 — CIVIL — STATE OF CALIFORNIA

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 · MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.

L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

PA NO. 14-0002

CITY OF WILDOMAR

BAXTER VILLAGE - HOTEL SITE

SITE PLAN OF DEVELOPMENT

TYPICAL SECTIONS & DETAILS

SHEET No. 2
OF SHTS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\HOTEL\133555-CG-HOTEL-002.DWG OLGA.SHEVCHENKO 8/19/20 5:23 PM

TENTATIVE TRACT MAP 36674

APN 367-180-056

APN 367-180-017

APN 367-180-057

APN 376-190-001

APN 376-190-002

WHITE ROAD

EX. BAXTER ROAD

INTERSTATE 15

EX. CENTRAL STREET

MARGARET LN.

WILDOMAR TRAIL

HOTEL SITE
PCL 2
TPM NO. 37941
2.0 AC

MEDICAL OFFICE BUILDING SITE
PCL 1
TPM NO. 37941
7.2 AC

PCL 3
TPM NO. 37941
0.4 AC

PUBLIC STORM DRAIN EASEMENT

PUBLIC SD EASEMENT

PUBLIC ACCESS EASEMENT

45' ACCESS & UTILITY EASEMENT

PROP. PL

PROP. EMERGENCY ACCESS EASEMENT

PROP. SEWER ACCESS

PROP. SD EASEMENT

EXIST. VERIZON UNDERGROUND CABLE

EXIST. CULVERT

EXIST. VERIZON CONDUIT

EXIST. 8"W

EXIST. 12"PVC WATER

EXIST. 16"CMLC WATER

EXIST. R/W & TRACT BOUNDARY

EXIST. PP

EXIST. CALTRANS STORM DRAIN

EXIST. CALTRANS R/W

EXIST. STREET LIGHT

EX. R/W

PROP. R/W

ULT. R/W

PHASE ONE R/W

PROP. SLOPE EASEMENT

TEMPORARY EASEMENT TO INSTALL TRAFFIC SIGNAL IN PHASE ONE

PROP. ℄

EX. ℄

NOTE:
ULTIMATE EASEMENT WIDTH TO BE APPROVED BY THE GOVERNING AGENCY PRIOR TO RECORDATION.

SCALE 1"=50'

50 25 0 50 100 150
SCALE: 1"=50'

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\HOTEL\133555-CG-HOTEL-003.DWG OLGA.SHEVCHENKO 8/19/20 5:25 PM

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
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Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
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PHONE: (951) 676-8042 · MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
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BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.

L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

PA NO. 14-0002

CITY OF WILDOMAR

BAXTER VILLAGE - HOTEL SITE

SITE PLAN OF DEVELOPMENT
TOPOGRAPHY MAP, EXISTING UTILITIES AND PROPOSED EASEMENTS

SHEET No. 3 OF SHTS

TENTATIVE TRACT MAP 36674

PARCEL 1
APN 367-180-056

PARCEL 2
APN 367-180-057

PARCEL 3
TPM NO. 37941
0.4 AC

PARCEL 1
TPM NO. 37941
7.2 AC
MEDICAL OFFICE BUILDING
PER SEPARATE PLANS

PARCEL 2
TPM NO. 37941
2.0 AC
HOTEL
FP=1341.50

APN 376-190-001

APN 376-190-002

FUTURE DEVELOPMENT

FUT. WATER QUALITY BASIN

WATER QUALITY BASIN
BOT EL=1334.0

WATER QUALITY BASIN

FUT. WATER QUALITY BASIN

SEE SHEETS 7 & 8 FOR CONCEPTUAL GRADING AND UTILITY PLANS FOR THE HOTEL SITE

NOTE:
OFFSITE GRADING AND STORM DRAIN IMPROVEMENTS REQUIRE APPROVAL/ PERMIT FROM CALTRANS

WHITE STREET

MARGARET LANE (PRIVATE)

MARGARET LN (PUBLIC)

EX. BAXTER RD (PUBLIC)

WILDOMAR TRAIL (PUBLIC)

OLD CENTRAL ST. (PUBLIC)

INTERSTATE 15

EX. CENTRAL AVE.

REMOVE EX. PP

REMOVE EX. POWER POLE

EX. FH TO BE REMOVED

EX. CULVERT TO BE REMOVED AND REPLACED

EX. R/W AND TRACT BOUNDARY

EX. 36" STORM DRAIN TO BE REPLACED WITH NEW 42" PUBLIC STORM DRAIN

EX. STREET LIGHT

EX. BERM

PROP. PUBLIC STORM DRAIN

PROP. STORM DRAIN

PROP. SEWER

PROP. AC DIKE

PROP. C&G

PROP. SW

PROP. S/W

PROP. SD

PROP. FH

PROP. STREET LIGHT

PROP. STREET LIGHT, TYP

PROP. 3' HIGH RETAINING WALL

EX. FH ADJUST TO FINISH GRADE

PROP. SLOPE EASEMENT TO CITY OF WILDOMAR

LIMITS OF GRADING

LIMIT OF GRADING

PHASE ONE R/W

BIOSWALE PER WQMP

10' WIDE BIOSWALE PER WQMP

TREE WELL PER WQMP

CATCH BASIN WITH FILTER INSERTS PER WQMP

INLET PER WQMP

SD RISER

STORM DRAIN HEADWALL AND WINGWALLS

2x24" HDPE TEMPORARY PIPES

LIMIT OF GRADING

TEMPORARY EASEMENT TO INSTALL TRAFFIC SIGNAL IN PHASE ONE

WILDOMAR TRAIL (OLD CENTRAL STREET) IMPROVEMENTS TO INCLUDE ADEQUATE PAVEMENT TRANSITION LENGTHS TO ACCOMMODATE LANE DROPS

NOTE:
RIGHT IN, RIGHT OUT ONLY
ULT. R/W

SEE SHEET 2

PROPOSED EASEMENT NOTES

(1) INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.

(2) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE RESERVED ON FINAL MAP.

SCALE 1"=50'

50 25 0 50 100 150

SCALE: 1"=50'

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER JOHN D. TANNER III No. 60132 CIVIL STATE OF CALIFORNIA

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 - MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED ON 01/22/13 BY INLAND AERIAL SURVEYS, INC.

L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

PA NO. 14-0002

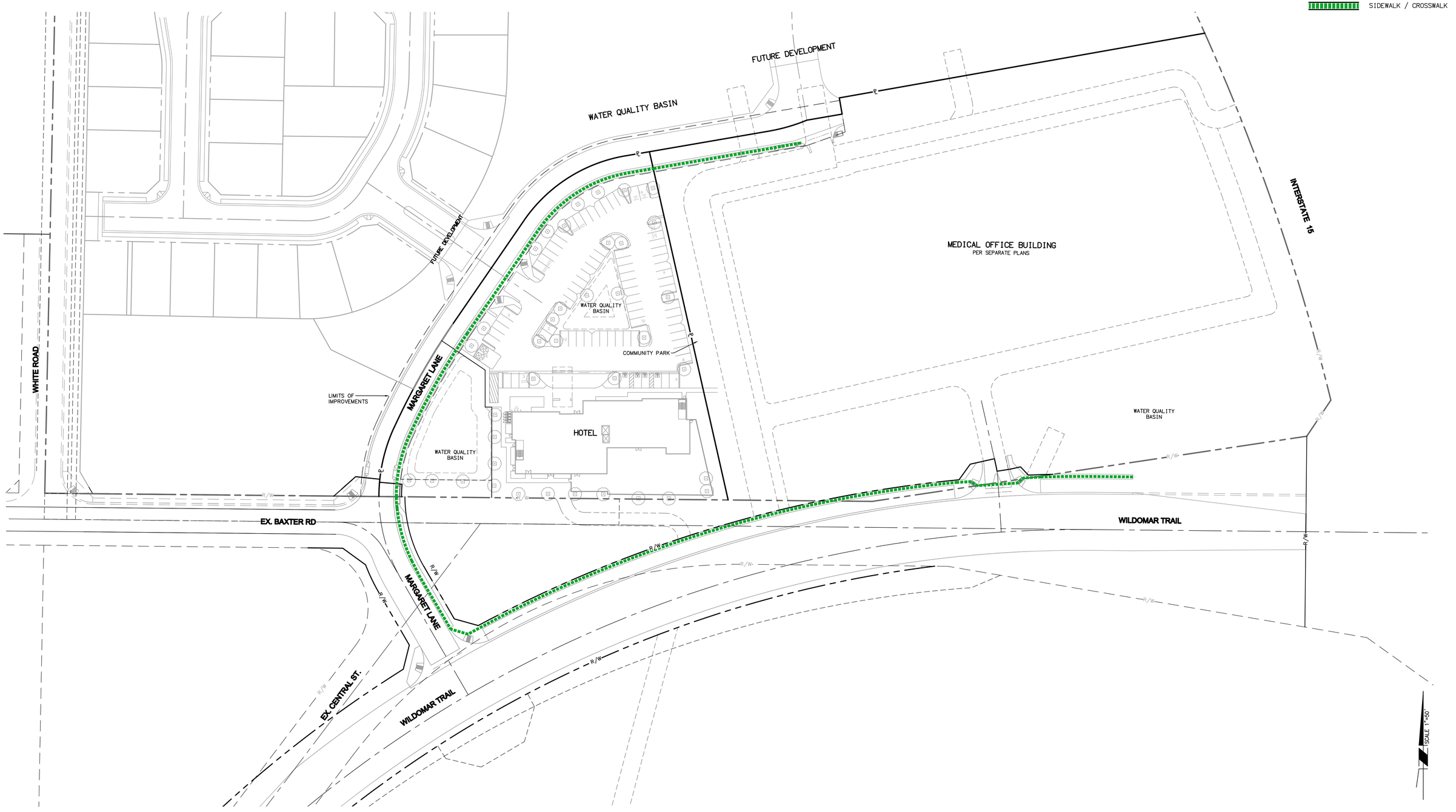
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT
CONCEPTUAL GRADING PLAN FOR WILDOMAR TRAIL & MARGARET LN.

SHEET No. 4 OF SHTS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\HOTEL\133555-CG-HOTEL-004.DWG OLGA.SHEVCHENKO 8/20/20 8:34 AM

LEGEND

SIDEWALK / CROSSWALK



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ENGINEER — CITY

CITY OF WILDOMAR

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Date:

Daniel A. York, Director of Public Works/ City Engineer, PE 43212

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TEMECULA, CA 92591
PHONE: (951) 676-8042 · MBAKERINTL.COM

PREPARED BY: JOHN D. TANNER III

R.C.E. No. 60132 DATE

BENCHMARK:
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Datum = NGVD29
BENCHMARK # E-6-70

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L.S. (number), EXP. (date)

SCALE:
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PA NO. 14-0002

CITY OF WILDOMAR

BAXTER VILLAGE - HOTEL SITE

SITE PLAN OF DEVELOPMENT

PEDESTRIAN CIRCULATION EXHIBIT - PHASE 1

SHEET No. 5 OF SHTS

TENTATIVE TRACT MAP 36674

PARCEL 1
APN 367-180-056

FUT. WATER QUALITY BASIN

FUTURE DEVELOPMENT

45' ACCESS & UTILITY EASMT.

PROP. AC DIKE

FUTURE DEVELOPMENT

PROP. PL

MARGARET LANE

WATER QUALITY BASIN

PROP. PL

PROPOSED COMMUNITY PARK
7,500 SF

PARCEL 3
TPM NO. 37941
0.4 AC
WATER QUALITY BASIN

PARCEL 2
TPM NO. 37941
2.0 AC

EXIST. R/W & TRACT BOUNDARY

PARCEL 1
TPM NO. 37941
7.2 AC
MEDICAL OFFICE BUILDING
PER SEPARATE PLAN

PARCEL 2
APN 367-180-057

INTERSTATE 15

EXIST. CALTRANS R/W

WATER QUALITY BASIN

FUT. WATER QUALITY BASIN

EX. & ULT. R/W

ULT. R/W

ULT. R/W

EXIST. CALTRANS R/W

END IMPROVEMENTS

EX. BAXTER RD

PROP. R/W

EX. R/W AND TRACT BOUNDARY

EX. ℄ BAXTER ROAD

EX. ℄ CENTRAL AVE.

ULT. R/W

EX. R/W

MARGARET LN.

WILDOMAR TRAIL

PHASE ONE R/W

END IMPROVEMENTS

EX. BAXTER RD

APN 376-190-001

PROP. R/W

EX. R/W

EX. ℄ CENTRAL ST.

CENTRAL ST.

PHASE ONE R/W

APN 376-190-002

EX. & ULT. R/W

LEGEND

- AC PAVEMENT
- LANDSCAPE/ PLANTER AREA
- CONCRETE

CONSTRUCTION NOTES

1. CONSTRUCT 6" AC DIKE
2. CONSTRUCT 6" CURB & GUTTER
3. CONSTRUCT 4" THICK AC PAVEMENT
4. CONSTRUCT 4" THICK PCC SIDEWALK
5. CONSTRUCT 4" THICK CONCRETE PAVEMENT
6. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
7. CONSTRUCT BIOFILTRATION/ DETENTION BASIN
8. CONSTRUCT RETAINING WALL
9. CONSTRUCT COMMERCIAL DRIVEWAY
10. LANDSCAPE AREA
11. CONCTRUCT ACCESSIBLE RAMP WITH TRUNCATED DOMES
12. CONCTRUCT ACCESSIBLE PARKING
13. CONSTRUCT CONCRETE CROSS GUTTER
14. CONSTRUCT ELECTRIC VEHICLE DESIGNATED AREA
15. CONSTRUCT BIKE RACK & BIKE STORAGE
16. CONSTRUCT MONUMENT SIGN FOR ILLUSTRATION PURPOSES
17. VEHICLE LOADING AREA
18. FUTURE ACCESSIBLE RAMP WITH TRUNCATED DOMES
19. CONSTRUCT CONCRETE V-GUTTER
20. CONSTRUCT 6" CONCRETE CURB
21. CONSTRUCT 6" CONCRETE CURB WITH CURB OPENNINGS
22. CONSTRUCT 12" STEP-OUT
23. EDGE OF PAVEMENT
24. CONSTRUCT 6' HIGH CMU WALL
25. BIO-SWALE PER WQMP PLAN

PARKING SPACE SUMMARY

ADA	-	4
EV	-	9
9x16	-	9
9x18	-	56
TOTAL PARKING	-	78

NOTES:

1. 6' HT. CMU WALL AROUND THE POOL DECK AREA PER ARCHITECTURAL PLANS.
2. ALL WALLS AND FENCES UNDER SEPARATE PERMIT.

SCALE 1"=40'

40 20 0 40 80 120
SCALE: 1"=40'

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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ENGINEER | CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
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JOHN D. TANNER III
No. 60132
CIVIL
STATE OF CALIFORNIA

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 · MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

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PA NO. 14-0002

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT
SITE PLAN

SHEET No. 6
OF SHTS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\HOTEL\133555-CG-HOTEL-006.DWG OLGA.SHEVCHENKO 8/20/20 8:52 AM

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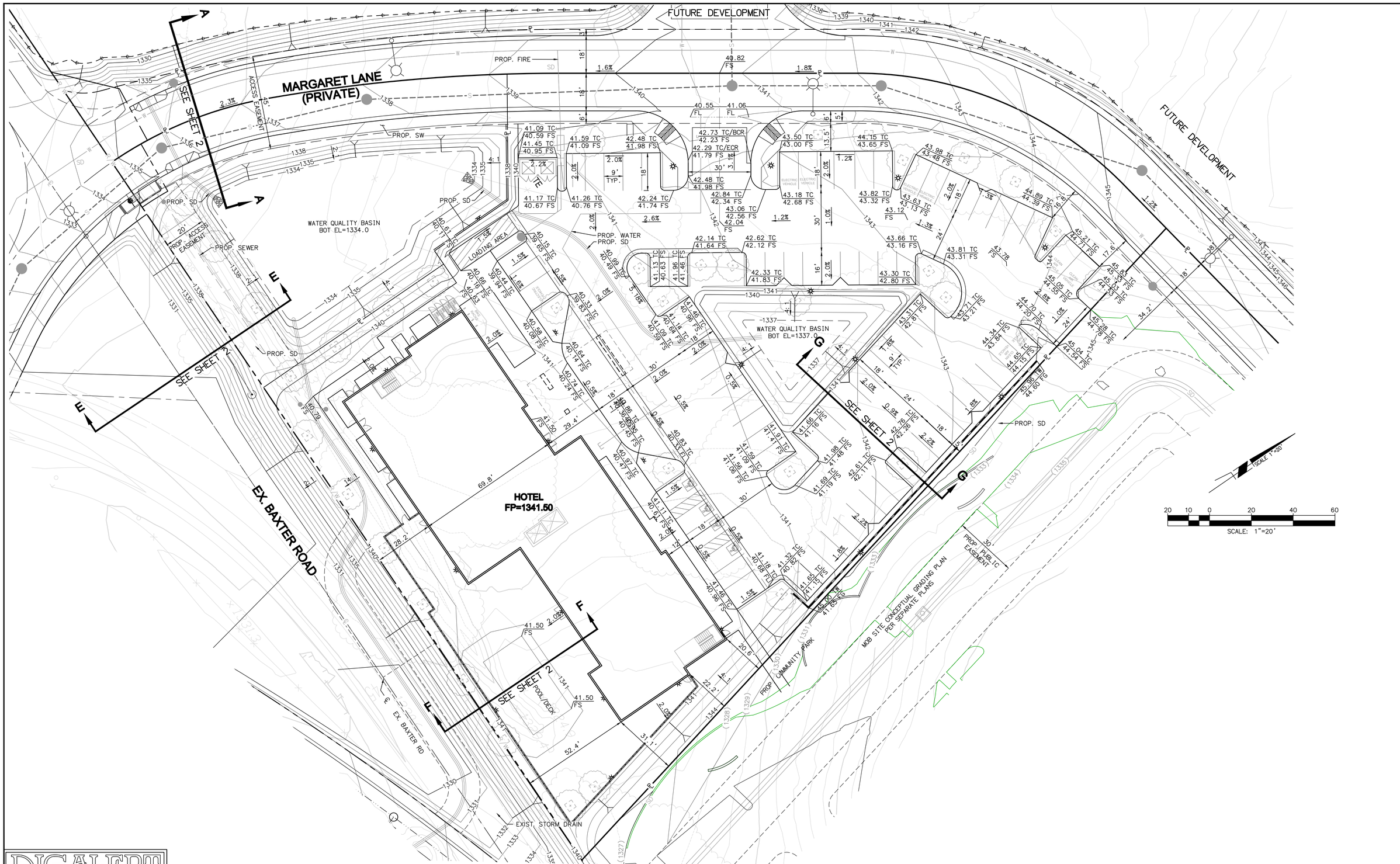

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CITY OF WILDOMAR

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Date:

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Michael Baker INTERNATIONAL
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TEMECULA, CA 92591
PHONE: (951) 676-8042 · MBAKERINTL.COM

PREPARED BY: JOHN D. TANNER III

R.C.E. No. 60132 DATE

BENCHMARK:
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BENCHMARK # E-6-70

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PA NO. 14-0002

CITY OF WILDOMAR

BAXTER VILLAGE - HOTEL SITE

SITE PLAN OF DEVELOPMENT

CONCEPTUAL GRADING PLAN FOR HOTEL SITE

SHEET No. 7

OF SHTS

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TENTATIVE TRACT MAP 36674

PARCEL 1
APN 367-180-056

PARCEL 2
APN 367-180-057

PARCEL 1
TPM NO. 37941
7.2 AC
MEDICAL OFFICE BUILDING
PER SEPARATE PLANS

PARCEL 2
TPM NO. 37941
2.0 AC
HOTEL
FP=1341.50

PARCEL 3
TPM NO. 37941
0.4 AC

APN 376-190-001

APN 376-190-002

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT
FUT. WATER QUALITY BASIN

FUTURE DEVELOPMENT

FUT. PUBLIC WATER
FUT. PUBLIC SEWER

WHITE ROAD

EX. BAXTER RD (PUBLIC)

MARGARET LN (PRIVATE)

MARGARET LN (PUBLIC)

WILDOMAR TRAIL (PUBLIC)

CENTRAL AVE. (PUBLIC)

INTERSTATE 15

EX. CALTRANS 24" CMP STORM DRAIN

EX. CALTRANS 42" CMP STORM DRAIN

PROP. 36" INTERIM SD WITH RISER

PROP. 24" INTERIM SD WITH RISER

PUBLIC STORM DRAIN EASEMENT

PUBLIC SD EASEMENT

PROP. 12" W STUB

PROP. SW
PROP. C&G

PROP. DDCA
PROP. FDC & PIV

SD RISER IE=1336.5

PROP. DW

PROP. PRIVATE SD

PROP. 48" SD

PROP. 12" W

PROP. SW
PROP. C&G

WATER QUALITY BASIN
BOT EL=1334.0

FUT. WATER QUALITY BASIN

SEE SHEETS 7 & 8 FOR CONCEPTUAL GRADING AND UTILITY PLANS FOR THE HOTEL SITE

EX. PP

STORM DRAIN HEADWALL AND WINGWALLS
IE=1315.5

EX. PP
2x24" HDPE TEMPORARY SD
14 CULVERTS

EX. PP

EX. FH
IE=1315.2

STORM DRAIN HEADWALL AND WINGWALLS

EX. ℄ BAXTER ROAD

PROP. EDGE OF PAVEMENT

PROP. EDGE OF PAVEMENT

EX. 8"W
PROP. R/W
EX. 12"PVC WATER

EX. R/W

PROP. AC DIKE
PROP. 12" W

EX. 16"CMLC WATER

PROP. STREET LIGHT

TREE WELL PER WQMP

EX. ℄ CENTRAL AVE.

EX. VERIZON CONDUIT

PROP. 8" S

IE=1334.0
PROP. SS
SD RISER
SEWER ACCESS

EX. R/W AND TRACT BOUNDARY
EXIST. VERIZON UNDERGROUND CABLE
N89°26'02"W 954.06'

REMOVE EX. POWER POLE

PROP. PUBLIC SD

EX. UTILITIES TO BE RELOCATED WITHIN ROW
EX. FH TO BE REMOVED

PROP. R/W

PROP. C&G

PROP. S/W

PROP. AC DIKE

TEMP. EASEMENT TO INSTALL TRAFFIC SIGNAL IN PHASE ONE

PROPOSED SEWER TO CONTINUE SOUTHERLY ON CENTRAL STREET (4,300 LF +/-) TO CONNECTION POINT AT THE FRONT STREET INTERSECTION. EXISTING SEWER INVERT ELEVATION AT CONNECTION POINT = 1228.6 PER TRACT 30114 WILDOMAR CHANNEL OFFSITE SEWER IMPROVEMENT PLANS (IP 030054).

CATCH BASIN WITH FILTER INSERTS PER WQMP

INLET PER WQMP

EX. CULVERT TO BE REMOVED AND REPLACED

EX. VERIZON CONDUIT

PROP. C&G

ULT. R/W

EX. R/W

PHASE ONE R/W

PROP. PUBLIC STORM DRAIN

PROP. SD BIOSWALE PER WQMP

PROP. SLOPE EASEMENT

PROP. SD WITH RISER IE=1336.0

WATER QUALITY BASIN

ULT. R/W

8" SS IE =38.7±

SSMH RIM = 47.3 IE=38.4±

PROP. 12" W STUB

10' WIDE BIOSWALE PER WQMP

INLET PER WQMP

PROP. C&G

PROP. PUBLIC STORM DRAIN

EX. STREET LIGHT

EX. BERM

PROP. AC DIKE

PROP. 8" S

EX. R/W

IE=1338.5

EX. 36" STORM DRAIN TO BE REPLACED WITH NEW 42" PUBLIC STORM DRAIN

19+74.22 QB
46.42 FS

12+23.77
33.44 FS

17+02.61 BAXTER RD
17+00.00 MARGARET LN
29.29 FS

15+51.91
40.80 FS

14+50.91
48.30 FS

48.91
TC/ECR

N81°27'44"E 506.36'

N00°33'41"E 220.12'

N13°44'03"E 50.00'

Δ=10°35'01" R=1464.00' L=270.43'

Δ=38°15'39" R=1368.00' L=913.52'

R=250.00' L=105.82'

PROPOSED EASEMENT NOTES

1. INDICATES AN EASEMENT FOR EMERGENCY ACCESS, RECIPROCAL ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.
2. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO THE CITY OF WILDOMAR TO BE DEDICATED ON THE FINAL MAP.
3. INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO RCFCD TO BE RESERVED ON THE FINAL MAP.
4. INDICATES AN EASEMENT FOR OFFSITE STORM DRAIN PURPOSES TO BE DEDICATED TO THE CITY OF WILDOMAR BY SEPARATE INSTRUMENT.
5. INDICATES A RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT MAY BE REQUIRED HERE AFTER THE MAP RECORDS AND PARCELS 1 AND 2 ARE SOLD.
6. INDICATES AN EASEMENT FOR PUBLIC ACCESS TO BE RESERVED ON THE FINAL MAP.

SCALE 1"=50'

50 25 0 50 100 150

SCALE: 1"=50'

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ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:

Date:

Daniel A. York, Director of Public Works/ City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
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Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
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PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
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Datum = NGVD29
BENCHMARK # E-6-70

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L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

PA NO. 14-0002

CITY OF WILDOMAR

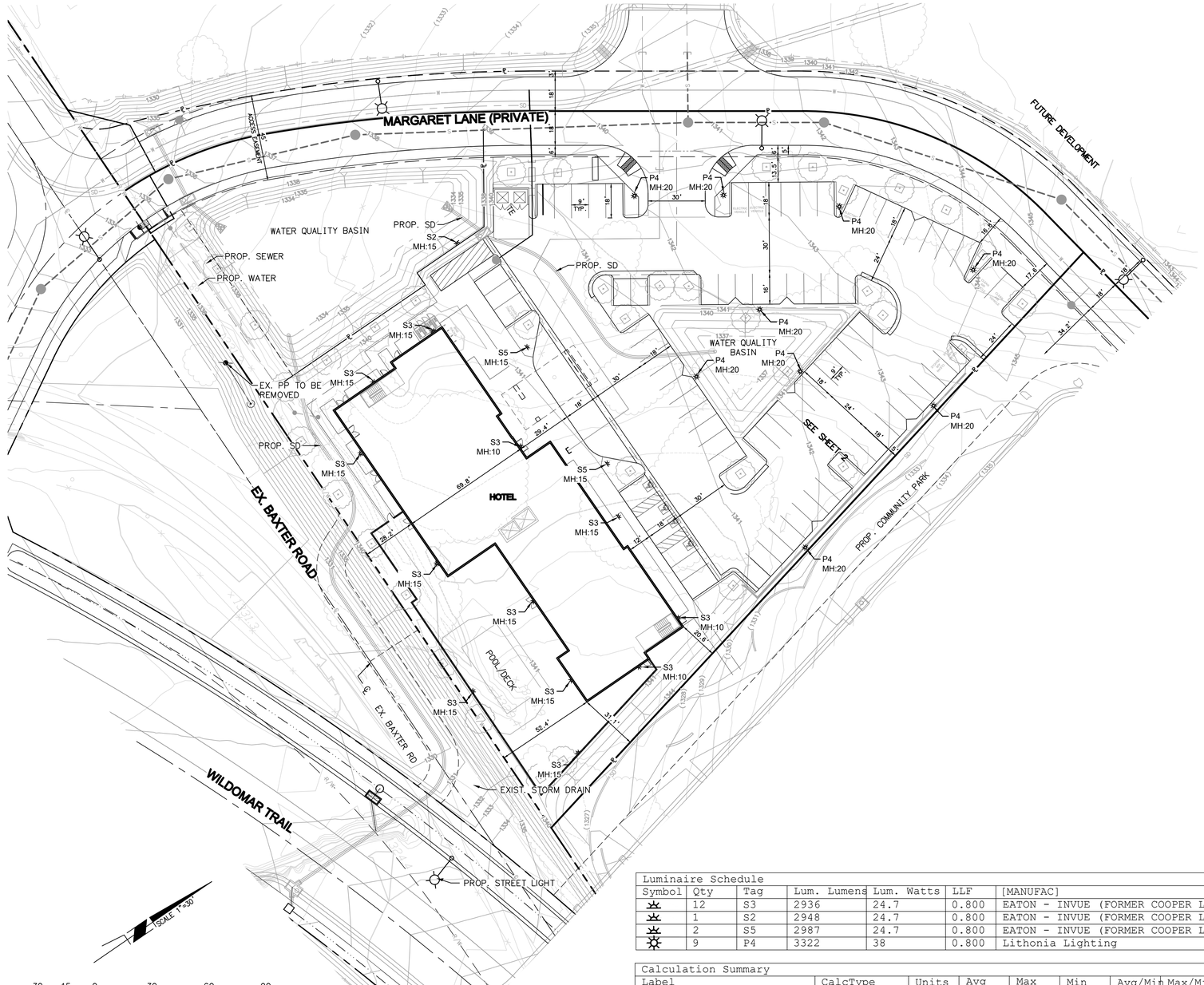
BAXTER VILLAGE - HOTEL SITE

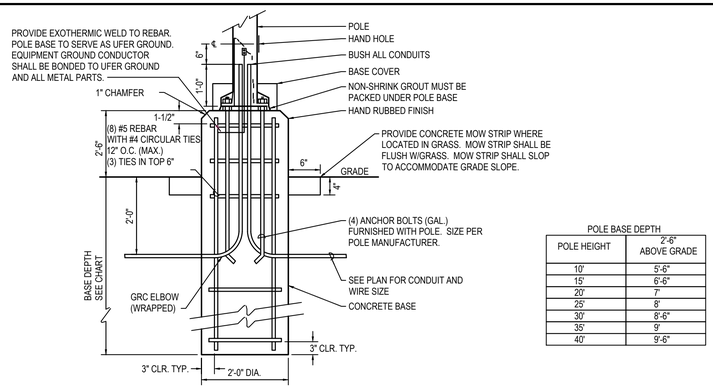
SITE PLAN OF DEVELOPMENT

CONCEPTUAL UTILITY PLAN

SHEET No. 8

OF SHTS

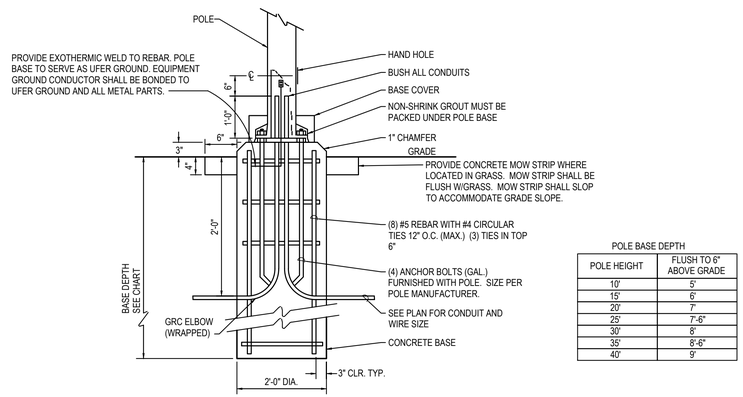




POLE BASE DEPTH	
POLE HEIGHT	2'-6" ABOVE GRADE
10'	5'-6"
15'	6'-6"
20'	7'
25'	8'
30'	8'-6"
35'	9'
40'	9'-6"

NOTES:
1. BASIC WIND SPEED, V = 100 MPH
2. DIAMETER OF POLE < 9"
3. MAXIMUM PROJECTED AREA IN ANY PLANE OF THE LIGHT FIXTURES IS 10FT².
4. MAXIMUM WEIGHT OF ALL COMBINED LIGHT FIXTURES IS 100LB. AT A MAXIMUM STANDOFF DISTANCE FROM THE CL OF THE POLE TO THE POLE TO THE CENTER OF GRAVITY OF THE FIXTURES IS 24".
5. INLINE FUSING IS REQUIRED TO BE INSTALLED IN EACH UNGROUNDED CONDUCTOR AT THE LIGHT POLE BASE (MERSEN FEB-21-21 OR EQUAL). CONNECTIONS AND SPLICES SHALL BE INSTALLED WITH CLEAR INSULATED MULTIPLE TAP CONNECTOR, BURNDY, UNITAP, OR EQUAL. ALL POLES MUST HAVE ACCESS DOOR IN THE BASE TO ALLOW ACCESS TO FUSES.

(A) LIGHTING POLE BASE DETAIL



POLE BASE DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	5'
15'	6'
20'	7'
25'	7'-6"
30'	8'
35'	8'-6"
40'	9'

NOTES:
1. BASIC WIND SPEED, V = 100 MPH
2. DIAMETER OF POLE < 9"
3. MAXIMUM PROJECTED AREA IN ANY PLANE OF THE LIGHT FIXTURES IS 10FT².
4. MAXIMUM WEIGHT OF ALL COMBINED LIGHT FIXTURES IS 100LB. AT A MAXIMUM STANDOFF DISTANCE FROM THE CL OF THE POLE TO THE POLE TO THE CENTER OF GRAVITY OF THE FIXTURE IS 24".
5. INLINE FUSING IS REQUIRED TO BE INSTALLED IN EACH UNGROUNDED CONDUCTOR AT THE LIGHT POLE BASE (MERSEN FEB-21-21 OR EQUAL). CONNECTIONS AND SPLICES SHALL BE INSTALLED WITH CLEAR INSULATED MULTIPLE TAP CONNECTOR, BURNDY, UNITAP, OR EQUAL. ALL POLES MUST HAVE ACCESS DOOR IN THE BASE TO ALLOW ACCESS TO FUSES.

(B) LIGHTING POLE BASE DETAIL

Luminaire Schedule							
Symbol	Qty	Tag	Lum. Lumens	Lum. Watts	LLF	[MANUFAC]	Description
	12	S3	2936	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING)	EMM-E01-LED-E1-T3
	1	S2	2948	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING)	EMM-E01-LED-E1-T2
	2	S5	2987	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING)	EMM-E01-LED-E1-5WQ
	9	P4	3322	38	0.800	Lithonia Lighting	DSX0 LED P1 30K T4M MVOLT HS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	0.71	1.4	0.2	3.55	7.00
Pool Area	Illuminance	Fc	0.99	2.1	0.3	3.30	7.00
Trespass East	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Trespass North West	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Trespass South	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Walkway	Illuminance	Fc	1.06	2.5	0.3	3.53	8.33

LPD Area Summary					
Label	Area	Perimeter	Total Watts	LPD Units	LPD
Lighting Power Density	92329	1275	712.5002	Watts/Sq.Ft.	0.008

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER: REGISTERED PROFESSIONAL ENGINEER — JOHN D. TANNER III — No. 60132 — CIVIL — STATE OF CALIFORNIA

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 · MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED ON 01/22/13 BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

PA NO. 14-0002

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT
LIGHT PLAN

SHEET No. 9 OF SHTS

H:\PDATA\133555\CADD\LAND\DLV\GRADING\CONCEPTUAL\HOTEL\133555-CG-HOTEL-009.DWG OLGA.SHEVCHENKO 8/19/20 5:42 PM



LEGEND

1. DECORATIVE PAVING
2. MONUMENT SIGN
3. 5' HIGH TUBULAR STEEL FENCE (BASIN AREA)
4. 6' HIGH CMU BLOCK WALL (POOL AREA)
5. LIGHT FIXTURE
6. WATER QUALITY BASIN
7. ADJACENT MOB LANDSCAPE

SUBDIVISION/ LOT BOUNDARY
RIGHT OF WAY
EASEMENT LINE
RETAINING WALL
SEWER MAIN
SEWER MH
SEWER CLEANOUT
FIRE HYDRANT
DOMESTIC WATER MAIN
EX WATER METER
EX DOMESTIC WATER
EX TELE
EX VALVE
PROPOSED CONTOUR LINE
RIP-RAP ENERGY DISSIPATER

LANDSCAPE ZONES AND PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	ACCENT TREES, SUCH AS:		
	CERCIDIUM X 'DESERT MUSEUM'	PALO VERDE	L
	CHITALPA TASHKENTENSIS	CHITALPA	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L
	TABEBUIA SPECIES	TRUMPET TREE	M
	PHOENIX DACTYLIFERA	DATE PALM	L
	NOTES: MIN. 24" BOX SIZES; MIN. 36" BOX SIZES AT ENTRY		
	PARKING LOT CANOPY TREES, SUCH AS:		
	QUERCUS SPECIES	OAK	L
	SCHINUS MOLLE	CALIFORNIA PEPPER	L
	TIPUANA TIPU	TIPU TREE	M
	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	L
	NOTE: MIN. 24" BOX SIZES		
	PERIMETER CANOPY TREES, SUCH AS:		
	QUERCUS SPECIES	OAK	L
	PINUS SPECIES	PINE	L
	PLATANUS SPECIES	SYCAMORE	M
	SCHINUS MOLLE	CALIFORNIA PEPPER	L
	NOTE:MINIMUM 15 GALLON SIZES		
	SHRUBS, SUCH AS:		
	AGAVE SPECIES	AGAVE	L
	CALANDRINIA SPECIES	ROCK PURSLANE	L
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	L
	CISTUS SPECIES	ROCKROSE	L
	DASYLIRION SPECIES	DESERT SPOON	L
	DIANELLA REVOLUTA	FLAX LILY	L
	GREVILLEAE 'NOELLI'	NOEL'S GREVILLEA	L
	HETEROMELES ARBUTIFOLIA	TOYON	L
	LEUCOPHYLLUM SPECIES	TEXAS RANGER	L
	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	L
	RHUS INTEGRIFOLIA	LEMONADE BERRY	L
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
20,384 SF	NOTE: MINIMUM 5 GALLON SIZES		
	GROUND COVERS, SUCH AS:		
	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BRUSH	L
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	L
	LANTANA SPECIES	LANTANA	L
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	L
	ROSMARINUS OFFICINALLIS	PROSTRATE ROSEMARY	L
	NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS		
	SHRUB/ GROUNDCOVER QUANTITY: 1,264		

WATER QUALITY BASIN

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	TREES, SUCH AS:		
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
	POPULUS FREMONTII	WESTERN COTTONWOOD	M
	NOTE: 5 AND 15 GALLON SIZES		
	BASIN SIDES:		
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	L
	EUTHAMIA OCCIDENTALIS	WESTERN GOLDENROD	L
	IVA HAYESIANA	POVERTY WEED	L
7,098 SF	NOTE: MINIMUM 1 GALLON SIZE		
	QUANTITY: 440		
	BASIN BOTTOM:		
	ELYMUS TRITICOIDES	CREEPING WILD RYE	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L
	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L
6,583 SF	NOTE: MINIMUM 1 GALLON SIZE		
	QUANTITY: 408		

GENERAL NOTES

1. SEE SHEET 1 FOR NAME, ADDRESS, AND PHONE NUMBER OF OWNER, PLAN PREPARED, AND PROJECT CONSULTANTS.
2. SEE SHEET 1 FOR PROJECT IDENTIFICATION (I.E. TRACT NO., APN NO., PARCEL NO., AND/OR ADDRESS.
3. SEE SHEET 1 FOR ADJACENT PROPERTIES.
4. SEE SHEET 1 FOR SQUARE FOOTAGE OF PROJECT.
5. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:
   10 ' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
6. NO EXISTING TREES TO REMAIN.
7. ALL IRRIGATION EQUIPMENT AND PLANS SHALL CONFORM TO RECYCLED WATER USE REQUIREMENTS, IF USED.
8. ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WILDOMAR, THE COUNTY OF RIVERSIDE (AS REQUIRED), RIVERSIDE COUNTY FIRE DEPARTMENT AND THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. REFERENCE THE CITY OF WILDOMAR MUNICIPAL CODE CHAPTERS 17.188 (OFF-STREET VEHICULAR PARKING STANDARDS) AND 17.276 (WATER EFFICIENT LANDSCAPES) AND APPLICABLE SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348 - LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 460 - SUBDIVISION, AND 461 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN STANDARDS & GUIDELINES (JANUARY 2004), COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING (DECEMBER 2009), CALIFORNIA FRIENDLY PLANT LIST (MARCH 2013), FIRE DEPARTMENT REQUIREMENTS, OAK TREE MANAGEMENT GUIDELINES, AND THE REQUIREMENTS OF THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS.
9. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
10. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
11. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEEDED AREAS.
12. ALL QUANTITIES SHOWN ARE AN ESTIMATE ONLY. FINAL QUANTITIES WILL BE PROVIDED ON CONSTRUCTION PLANS.
13. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.

WATER USE CALCULATIONS
TOTAL LANDSCAPE AREA (LA) = 31,400 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETO) X (0.45) X (LA) X (0.62) = GALLONS PER YEAR
MAWA = 55.00 X 0.45 X 31,400 X 0.62 = 481,833 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU)
HYDROZONE AREA 1 (27,500 SF):
LOW WATER USE SHRUBS & GROUNDCOVER - DRIP IRRIGATION
EWU = (ETO) X 0.62 X (LA) X (PF / IE) = GALLONS PER YEAR
EWU = 55.00 X 0.62 X 27,500 X 0.3 /0.81 = 347,315 GALLONS PER YEAR

HYDROZONE AREA 2 (3,900 SF):
MODERATE WATER USE TREES - BUBBLER IRRIGATION
EWU = (ETO) X 0.62 X (LA) X (PF / IE) = GALLONS PER YEAR
EWU = 55.00 X 0.62 X 3,900 X 0.5 / 0.75 = 88,660 GALLONS PER YEAR

ETWU = 435,975 GALLONS PER YEAR
(PROPOSED WATER USAGE IS LOWER THAN MAXIMUM WATER ALLOWANCE - PROJECT CONFORMS WITH REQUIREMENTS)

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

SHADED PARKING CALCULATIONS
PARKING PROVIDED - 78 SPACES (OPEN)
TOTAL AREA OF PARKING SPACES = 15,400 SF

TREE SHADE QUANTITY @ FULL (100%) - 4 @ 600 SF
TREE SHADE QUANTITY @ HALF (50%) - 29 @ 300 SF
TOTAL SHADE PROVIDED 11,100 SF
PERCENT SHADE = 72%

SCALE: 1"=30'
30 15 0 30 60 90
SCALE: 1"=30'

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED LANDSCAPE ARCHITECT JEREMY FRANZ LIC. NO. 4514 SIGNATURE JUNE 30, 2021 RENEWAL DATE STATE OF CALIFORNIA

Michael Baker INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 - MBAKERINTL.COM
PREPARED BY: JEREMY FRANZINI
Lic. No. 4514 EXP.

BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70

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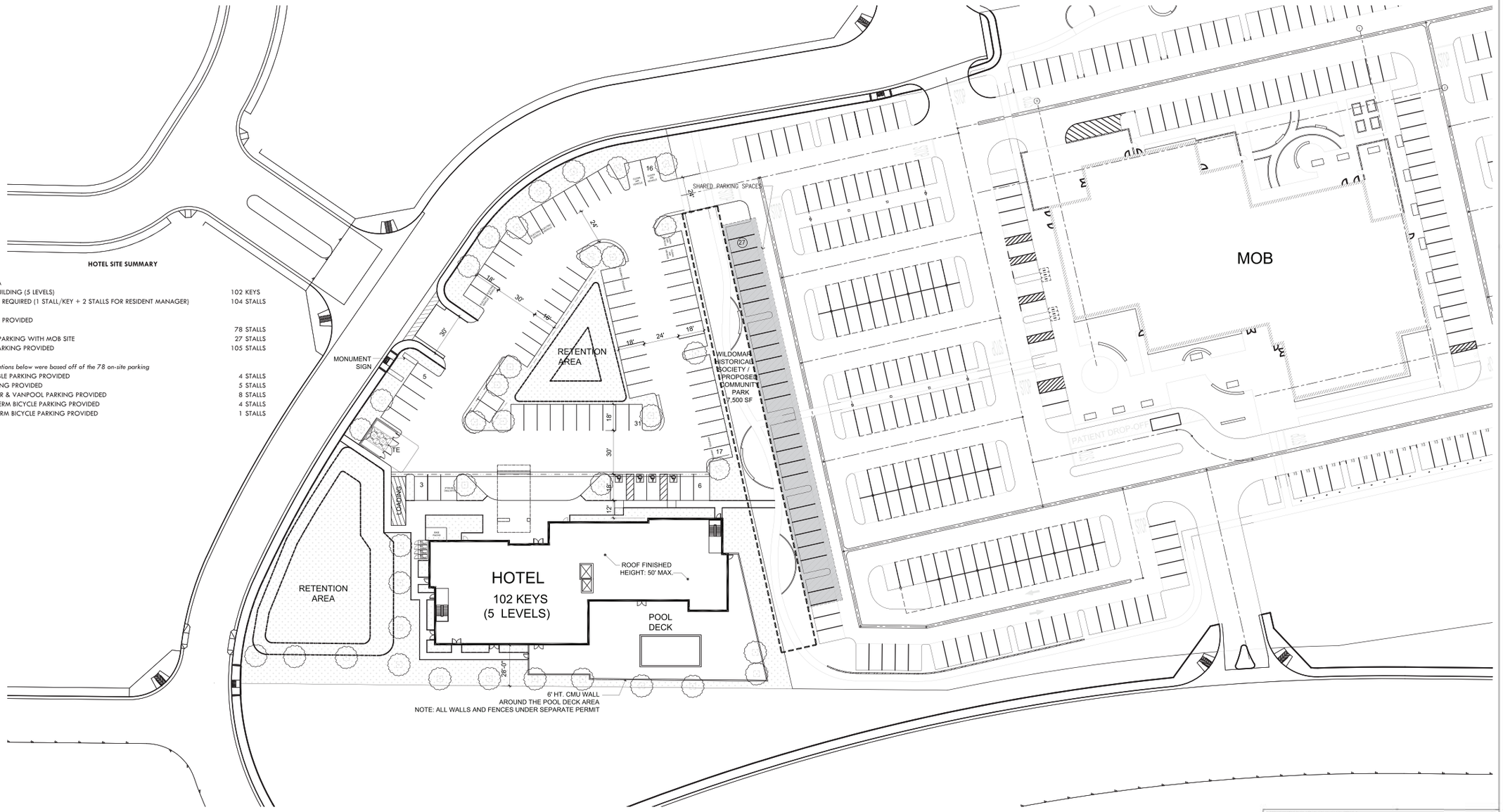
BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)
SCALE:
H: As Noted V: As Noted

PA NO. 14-0002

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL & MOB
LANDSCAPE SUBMITTAL
CONCEPTUAL LANDSCAPE PLAN

SHEET No. 10
OF 21 SHTS

1701



JULY 08, 2020

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3-4	GRADING PLAN, CROSS-SECTIONS, DETAILS
5-etc...	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

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Daniel A. York, Director of Public Works/ City Engineer, PE 43212
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ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:

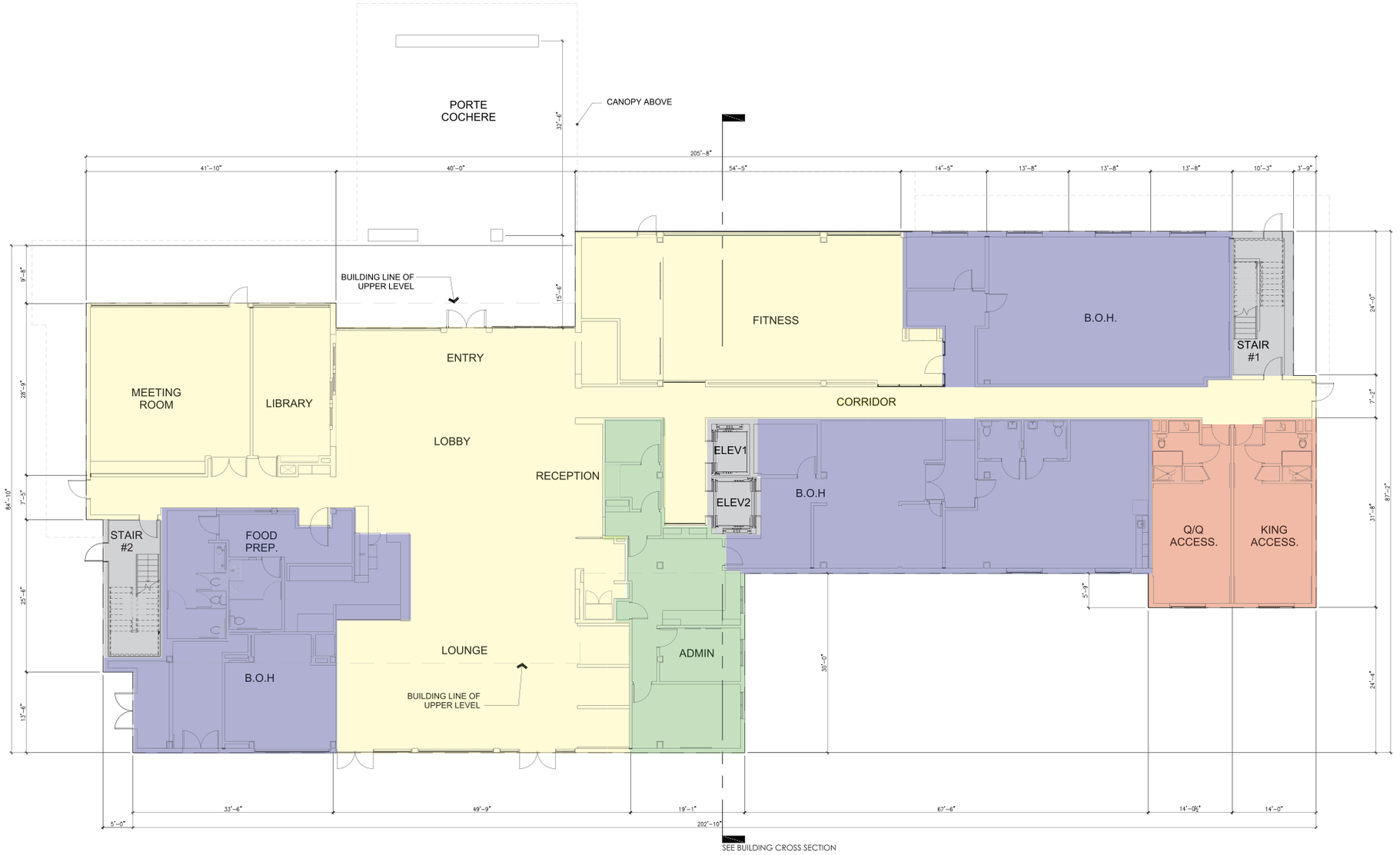
Architecture. Design. Relationships.
144 NORTH ORANGE ST., ORANGE, CA 92866 (714) 639-9860
PREPARED BY:
R.C.E. No. (number) EXP. (date)

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)
SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL - SITE PLAN

SHEET No. 11
OF 21 SHTS

1702



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JULY 08, 2020

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ENGINEER

CITY OF WILDOMAR

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Daniel A. York, Director of Public Works/ City Engineer, PE 43212

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SEAL-ENGINEER:

Architecture. Design. Relationships.

144 NORTH ORANGE ST., ORANGE, CA 92866 (714) 639-9860

PREPARED BY:

R.C.E. No. (number) EXP. (date)

BENCHMARK:
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THIS SURVEY WAS PERFORMED ON (date) BY (surveyor) L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL-GROUND FLOOR PLAN

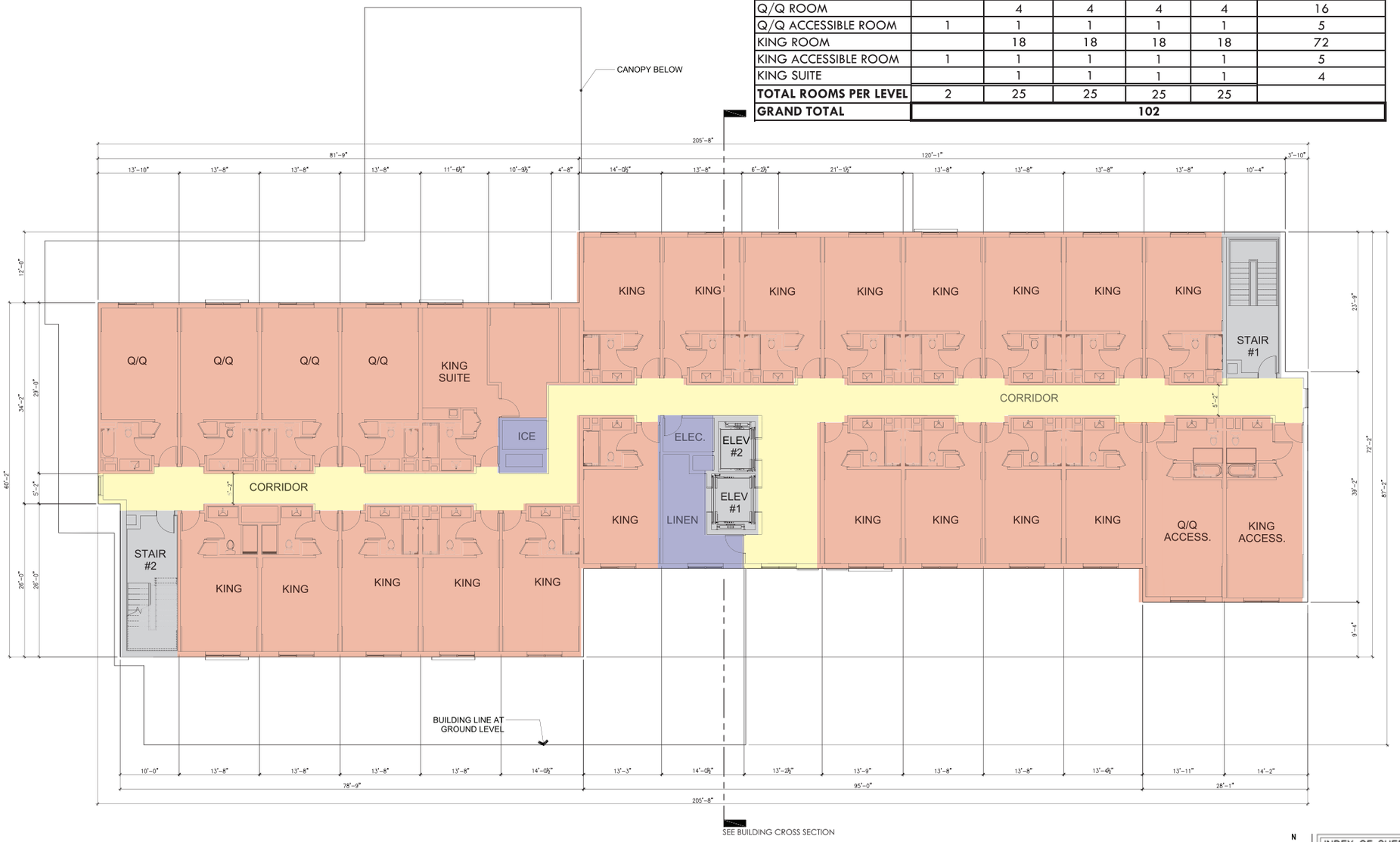
SHEET No. 12

OF 21 SHTS

1703

BAXTER VILLAGE HOTEL
ROOMS MATRIX

	1ST. LEVEL	2ND. LEVEL	3RD. LEVEL	4TH. LEVEL	5TH. LEVEL	ROOM TYPE TOTALS
Q/Q ROOM		4	4	4	4	16
Q/Q ACCESSIBLE ROOM	1	1	1	1	1	5
KING ROOM		18	18	18	18	72
KING ACCESSIBLE ROOM	1	1	1	1	1	5
KING SUITE		1	1	1	1	4
TOTAL ROOMS PER LEVEL	2	25	25	25	25	
GRAND TOTAL	**102**					



0 1' 2' 4' 8' 12' 16'

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REVISIONS

APPR	DATE
	CITY

CITY OF WILDOMAR
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SEAL-ENGINEER:

Architecture. Design. Relationships.
144 NORTH ORANGE ST., ORANGE, CA 92866 (714) 639-9560

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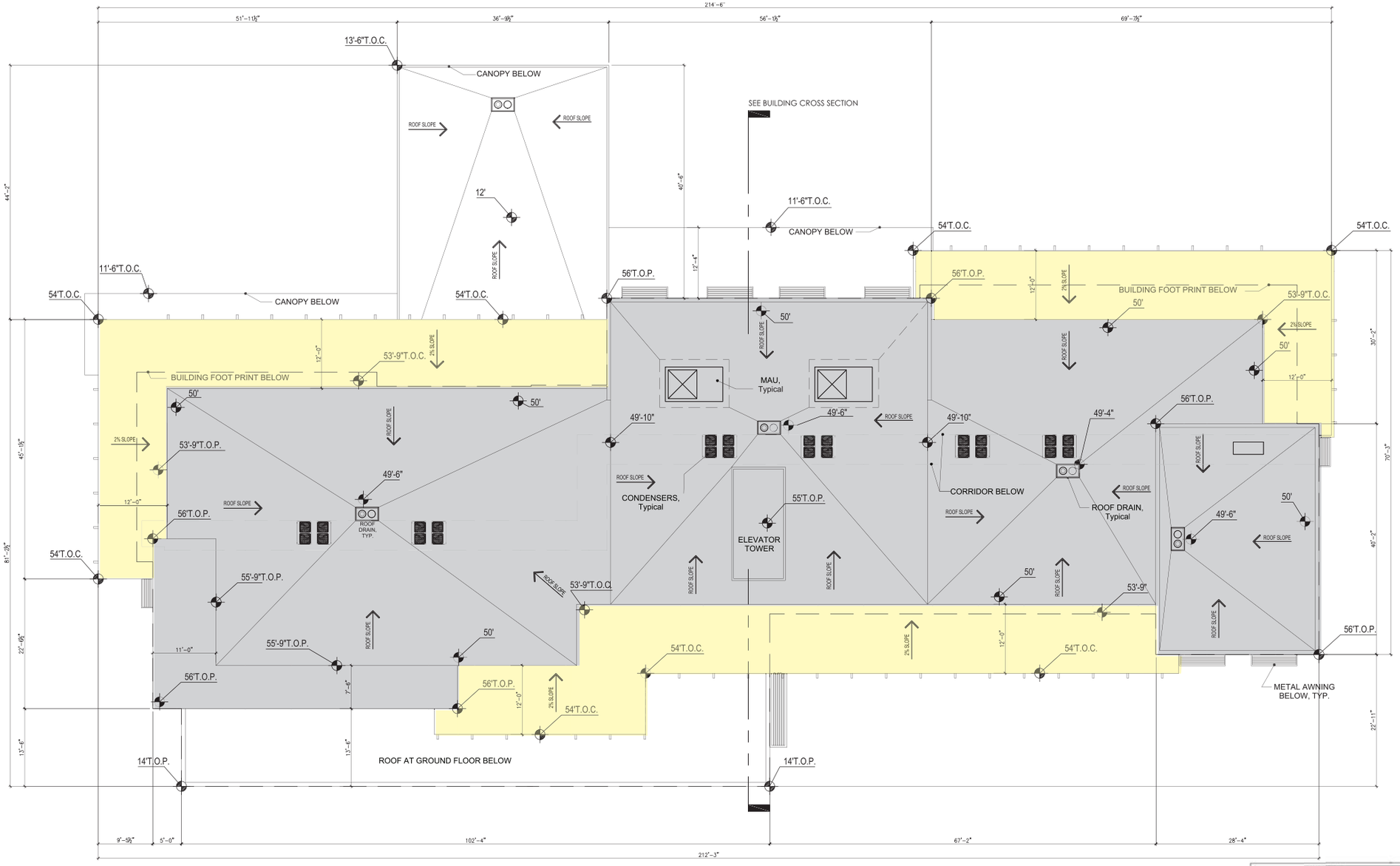
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL-TYPICAL
2ND-5TH FLOOR PLAN

SHEET No. 13
OF 21 SHTS

1704



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CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING ENTITLEMENT SUBMITTAL
HOTEL-ROOF PLAN

SHEET No. 14
OF 21 SHTS

1705



JULY 08, 2020

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Architecture. Design. Relationships.
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

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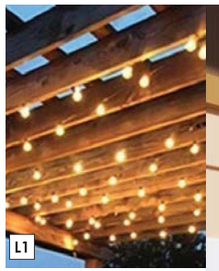
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL - RENDERING

SHEET No. 15
OF 21 SHTS

1706























COLORS & MATERIALS:

P1	EIFS WITH FINE STUCCO FINISH COLOR TO MATCH: DE6155 - SOFT IVORY
P2	EIFS WITH FINE STUCCO FINISH COLOR TO MATCH: DE6117 - COLORADO TRAIL
P3	EIFS WITH FINE STUCCO FINISH WITH HORIZONTAL REVEALS COLOR TO MATCH: DET620 - BARNWOOD GRAY
P4	STUCCO TRIM COLOR TO MATCH: DET631 - COCOA POWDER
P5	STUCCO TRIM & METAL EAVES, CANOPY STRUCTURE, WINDOW SHADING DEVICES, EXPOSED BEAMS & RAFTER TAILS COLOR TO MATCH: DET6131 - TEDDY BEAR
M1	WOOD - TEXTURED ENTRY DOORS
M2	ANODIZED ALUMINUM STOREFRONT DARK BRONZE
L1	STRING LIGHTS
L2	CRAFTSMAN STYLE LIGHT FIXTURES
B1	BOLLARDS
C1	DECORATIVE PAVING
G	GLAZING - TINTED LIGHT GRAY
W1	WOOD - TEXTURED SOFFIT LIGHT OAK COLOR









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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
Daniel A. York, Director of Public Works/ City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:

Architecture. Design. Relationships.
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860
PREPARED BY:
R.C.E. No. (number) EXP. (date)

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)
SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL - CRAFTSMAN DETAILS & SUPPORTING IMAGES

SHEET No. 16
OF 21 SHTS

1707



COLORS & MATERIALS:

- **P1** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6155 - SOFT IVORY
- **P2** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6117 - COLORADO TRAIL
- **P3** EIFS WITH FINE STUCCO FINISH WITH HORIZONTAL REVEALS
  COLOR TO MATCH: DET620 - BARNWOOD GRAY
- **P4** STUCCO TRIM
  COLOR TO MATCH: DET631 - COCOA POWDER
- **P5** STUCCO TRIM & METAL EAVES, CANOPY STRUCTURE, WINDOW SHADING DEVICES, EXPOSED BEAMS & RAFTER TAILS
  COLOR TO MATCH: DET6131 - TEDDY BEAR
- **M1** WOOD - TEXTURED ENTRY DOORS
- **M2** ANODIZED ALUMINUM STOREFRONT
  DARK BRONZE
- **L1** STRING LIGHTS
- **L2** CRAFTSMAN STYLE LIGHT FIXTURES
- **B1** BOLLARDS
- **C1** DECORATIVE PAVING
- **G** GLAZING - TINTED LIGHT GRAY
- **W1** WOOD - TEXTURED SOFFIT
  LIGHT OAK COLOR
- **S** INDIVIDUAL INTERNALLY-LIT CHANNEL LETTERS WITH ACRYLIC FACE AND METAL RETURNS AND BACKS, 5' MAXIMUM HT.
  NOTE: APPROVAL OF SIGN PROGRAM UNDER SEPARATE PERMIT

SCALE: 1/8"
JULY 08, 2020

INDEX OF SHEETS:

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1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
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3-4	GRADING PLAN, CROSS-SECTIONS, DETAILS
5-etc...	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

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H. As Noted V. As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING ENTITLEMENT SUBMITTAL
HOTEL- NORTH ELEVATION

SHEET No. 17
OF 21 SHTS

1708



COLORS & MATERIALS:

- **P1** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6155 - SOFT IVORY
- **P2** EIFS WITH FINE STUCCO FINISH
  COLOR TO MATCH: DE6117 - COLORADO TRAIL
- **P3** EIFS WITH FINE STUCCO FINISH WITH HORIZONTAL REVEALS
  COLOR TO MATCH: DET620 - BARNWOOD GRAY
- **P4** STUCCO TRIM
  COLOR TO MATCH: DET631 - COCOA POWDER
- **P5** STUCCO TRIM & METAL EAVES, CANOPY STRUCTURE, WINDOW SHADING DEVICES, EXPOSED BEAMS & RAFTER TAILS
  COLOR TO MATCH: DET6131 - TEDDY BEAR
- **M1** WOOD - TEXTURED ENTRY DOORS
- **M2** ANODIZED ALUMINUM STOREFRONT
  DARK BRONZE
- **L1** STRING LIGHTS
- **L2** CRAFTSMAN STYLE LIGHT FIXTURES
- **B1** BOLLARDS
- **C1** DECORATIVE PAVING
- **G** GLAZING - TINTED LIGHT GRAY
- **W1** WOOD - TEXTURED SOFFIT
  LIGHT OAK COLOR
- **S** INDIVIDUAL INTERNALLY-LIT CHANNEL LETTERS WITH ACRYLIC FACE AND METAL RETURNS AND BACKS, 5' MAXIMUM HT.
  NOTE: APPROVAL OF SIGN PROGRAM UNDER SEPARATE PERMIT

SCALE: 1/8"
JULY 08, 2020

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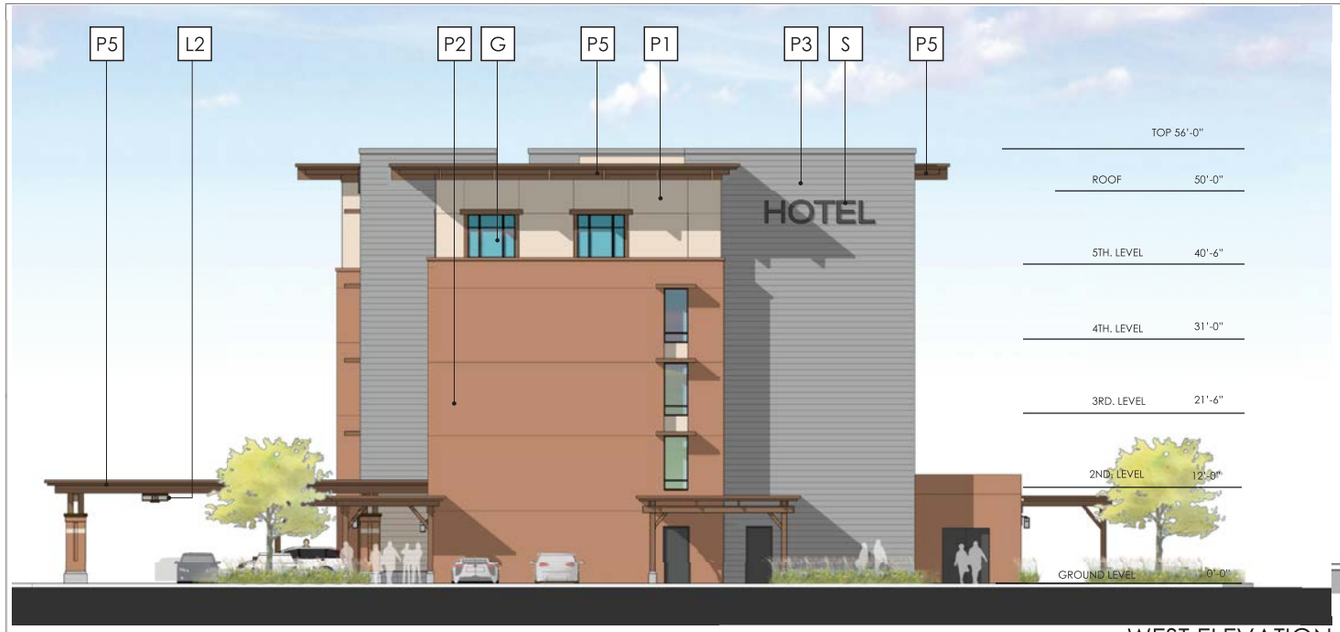
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL- SOUTH ELEVATION

SHEET No. 18
OF 21 SHTS

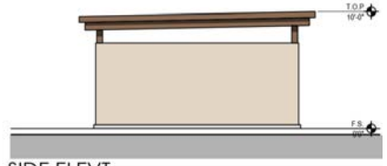
1709



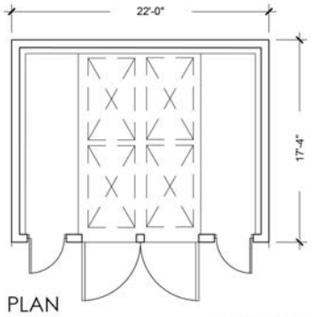
WEST ELEVATION



EAST ELEVATION



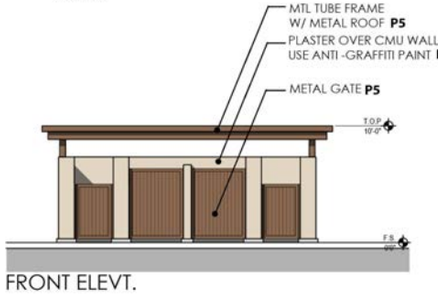
SIDE ELEVT.



PLAN



BACK ELEVT.



FRONT ELEVT.

TRASH ENCLOSURE

SCALE: 3/16"

COLORS & MATERIALS:

P1	EIFS WITH FINE STUCCO FINISH COLOR TO MATCH: DE6155 - SOFT IVORY
P2	EIFS WITH FINE STUCCO FINISH COLOR TO MATCH: DE6117 - COLORADO TRAIL
P3	EIFS WITH FINE STUCCO FINISH WITH HORIZONTAL REVEALS COLOR TO MATCH: DET620 - BARNWOOD GRAY
P4	STUCCO TRIM COLOR TO MATCH: DET631 - COCOA POWDER
P5	STUCCO TRIM & METAL EAVES, CANOPY STRUCTURE, WINDOW SHADING DEVICES, EXPOSED BEAMS & RAFTER TAILS COLOR TO MATCH: DET6131 - TEDDY BEAR
M1	WOOD - TEXTURED ENTRY DOORS
M2	ANODIZED ALUMINUM STOREFRONT DARK BRONZE
L1	STRING LIGHTS
L2	CRAFTSMAN STYLE LIGHT FIXTURES
B1	BOLLARDS
C1	DECORATIVE PAVING
G	GLAZING - TINTED LIGHT GRAY
W1	WOOD - TEXTURED SOFFIT LIGHT OAK COLOR
S	INDIVIDUAL INTERNALLY-LIT CHANNEL LETTERS WITH ACRYLIC FACE AND METAL RETURNS AND BACKS. 5' MAXIMUM HT. NOTE: APPROVAL OF SIGN PROGRAM UNDER SEPARATE PERMIT

SCALE: 1/8"

JULY 08, 2020

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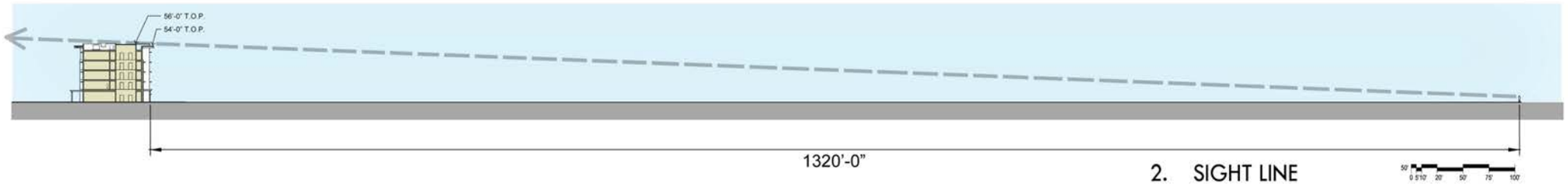
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL-EAST & WEST ELEVATIONS & TRASH ENCLOSURE

SHEET No. 19
OF 21 SHTS

1710



1. CROSS SECTION



2. SIGHT LINE

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CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL-BUILDING SECTION & SIGHT LINE

SHEET No. 20
OF 21 SHTS

1711





M1 EXAMPLES OF WOOD - TEXTURED ALUM. ENTRY DOORS



M2 ANODIZED ALUMINUM STOREFRONT
DARK BRONZE



L1 EXAMPLES OF STRING LIGHTS



L2 EXAMPLES OF CRAFTSMAN STYLE LIGHT FIXTURES



P1 EIFS WITH FINE STUCCO FINISH
COLOR TO MATCH DE6155 - SOFT IVORY

P2 EIFS WITH FINE STUCCO FINISH
COLOR TO MATCH
DE6117 - COLORADO TRAIL

P3 EIFS WITH FINE STUCCO FINISH
WITH HORIZONTAL REVEALS
COLOR TO MATCH
DET620 - BARNWOOD GRAY

P4 STUCCO TRIM - COLOR TO MATCH
DET631 - COCOA POWDER

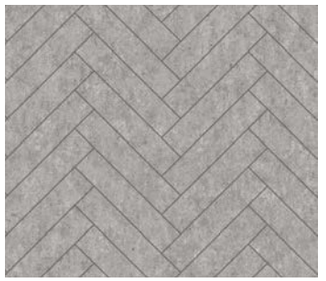
P5 STUCCO TRIM & METAL EAVES, CANOPY STRUCTURE, WINDOW SHADING DEVICES, EXPOSED BEAMS & RAFTER TAILS.
COLOR TO MATCH DE6131 - TEDDY BEAR



W1 WOOD - TEXTURED SOFFIT
LIGHT OAK



G GLAZING - TINTED LIGHT GRAY



C1 EXAMPLE OF DECORATIVE PAVING



B1 EXAMPLES OF BOLLARDS

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CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL - MATERIALS & COLORS BOARD

SHEET No. 21
OF 21 SHTS

1712

GLENARCH PC

273 Belmont Park Dr Canton Ga 30115

glen@glenarch.com 951 852 9633

September 11, 2023

City of Wildomar Planning Dept

Attn: Matt Bassi

Re: Wildomar Trail Hotel

Dear Mr. Bassi:

This is to justify the requested Extension of Time for the above referenced project. Wildomar DCW, my client, only purchased the property in June of this year, just 5 months prior to the expiration of entitlements. 5 months is not enough time to submit plans and obtain permits which "vest" the project. Since they purchased, they have focused on obtaining financing, which they are in the process of securing, and it is estimated to take a couple of months. The project has retained a civil engineer to begin grading plans, and we hope to have sufficient funds for all the required plans and permits soon.

Please call me if you have any questions at 951 852 9633

Sincerely



Glen Daigle

CITY OF WILDOMAR
PC - SPECIAL MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.2
Meeting Date: January 24, 2024

SUBJECT: Election of New Planning Commission Officers for 2024:

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:
The Planning Department recommends the Planning Commission elect a new Chair and Vice-Chair for the 2024 calendar year in accordance with Section 2 of the Planning Commission bylaws.

PROJECT DESCRIPTION:
In accordance with Section 2 of the Planning Commission bylaws and Section 2.24.060 of the Wildomar Municipal Code, the Commission shall elect from its membership a chair and vice chair for the remainder of the calendar year. Since the regular meeting of January 3, 2023 was cancelled, it is appropriate for the Commission to elect a chair and vice-chair at this time.

The Chair and Vice-Chair can serve more than one term and there is no right of succession, nor a minimum time of service as a Planning Commissioner to be Chair or Vice-Chair. Procedurally, the current Chair takes the lead on this action by first requesting a nomination for Chair from other Commissioners. Once a motion for a nomination is made, with a second, the vote of the Commissioners takes place. The same procedure is followed for the Vice-Chair position. In accordance with the by-laws, the new Chair and Vice-Chair will then reside accordingly at the next scheduled Planning Commission meeting which is set for February 7, 2024.