

**INITIAL STUDY FOR A
MITIGATED NEGATIVE DECLARATION FOR THE
CLINTON KEITH ANIMAL HOSPITAL
(PROJECT 08-0133)**

**ZONE CHANGE
PLOT PLAN**

Lead Agency:

**CITY OF WILDOMAR
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595**

October 2009

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I. INTRODUCTION

A. PURPOSE

This document is an Initial Study for evaluation of environmental impacts resulting from the implementation of a proposed 6,000 square foot veterinary hospital on a 3.0 acre site at 35951 Salida del Sol. For purposes of this document, the applications being evaluated through the environmental process will be called the “proposed project”. A more detailed description of the project is found in Section II.

B. TECHNICAL STUDIES

The following technical studies referenced in this Initial Study are listed below. The technical studies are available on the City of Wildomar website (www.cityofwildomar.org) and at City Hall located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595.

- “Project Specific Water Quality Management Plan,” prepared by John T. Reinhart, June 16, 2008.
- “Limited Hydrology Study for Clinton Keith Veterinary Hospital,” prepared by John T. Reinhart, May 14, 2009.
- “Onsite Sewage Disposal Feasibility Investigation,” prepared by T.H.E Soils Co., Inc., April 27, 2009.
- “Preliminary Geotechnical Evaluation,” prepared by Academy Consulting Corporation, August 22, 2001.
- “Habitat Assessment for the Quino Checkerspot Butterfly (Euphydryas editha quino) on a 3.0 Acre Site at 3591 Salinda del Sol, Wildomar, Riverside County, California,” prepared by Kendall H. Osborne, May 28, 2001.
- “Burrowing Owl Habitat Assessment, Plot Plan 080133, Clinton Keith Animal Hospital,” prepared by Principle and Associates, July 27, 2009.

C. CHANGES FROM DRAFT TO FINAL INITIAL STUDY/MND

The applicant originally proposed to utilize a new onsite well system for potable water, which included water to be stored in three 5,000 gallon tanks on the northwest corner of the property. Following the preparation of the Draft Initial Study, the Riverside County Fire Department and Elsinore Valley Municipal Water District, have required that a water line from the existing water main in Clinton Keith Road to the property be installed for potable water and fire protection. The Initial Study has been revised in the Hydrology Section and Utilities and Service Systems Section to reflect the project changes and includes a discussion on the potential impacts.

Two comment letters were received during the public comment period regarding the Initial Study including Elsinore-Murrieta-Anza Resource Agency and Riverside County Flood Control District and Water Conservation District. The letters are attached to the end this document. Elsinore-Murrieta-

Anza Resource Agency had no objections to the Initial Study for the Mitigated Negative Declaration. Riverside County Flood Control District and Water Conservation District requested payment of fees and a Water Quality Management Plan, which are included in the standard conditions of approval for the project. No additional changes were made to the document from the agency comments.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

The Clinton Keith Animal Hospital Project (No. 08-0133) is located at 35951 Salida del Sol north of Clinton Keith Road and south of Miguel Road. The location of the project is shown on the Location Map contained in Figure 1. The Assessor's Parcel Number for the project site is 362-250-014.

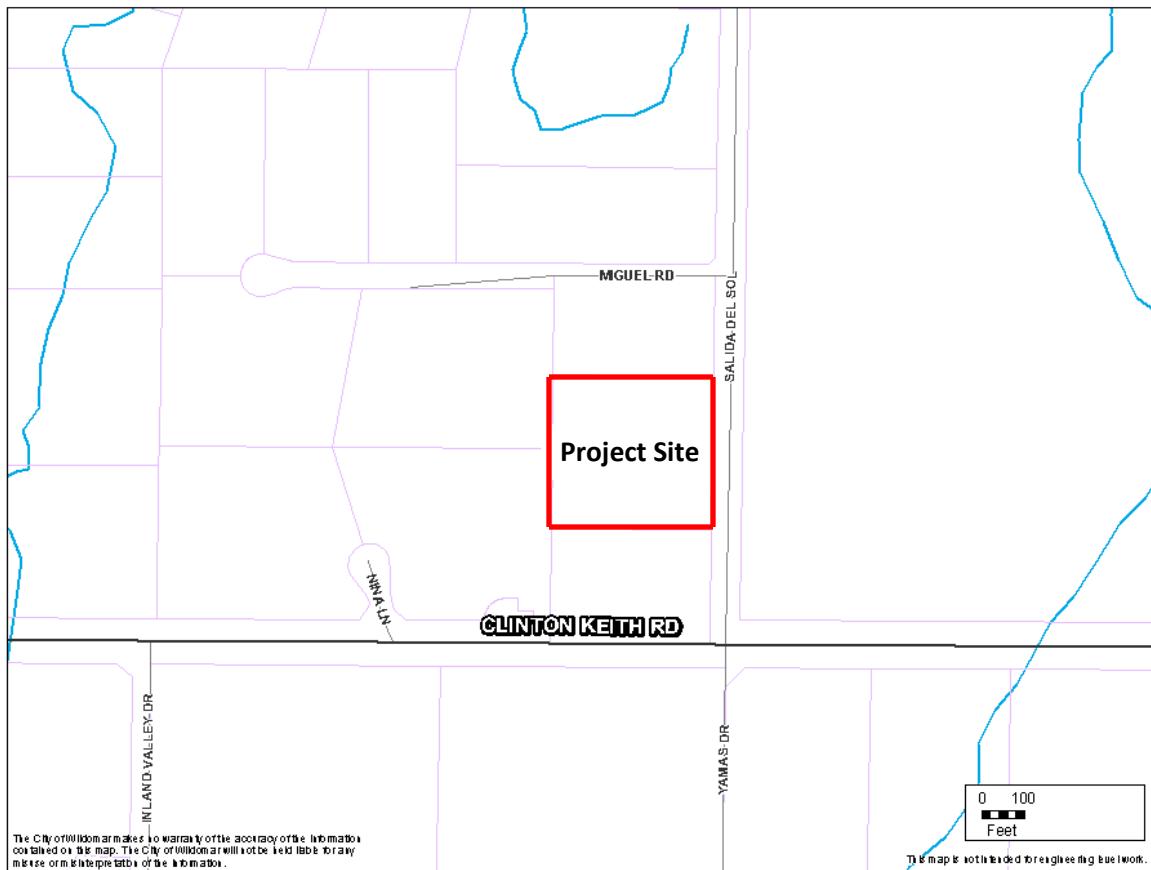
The proposed project site is located in the southeast portion of the City roughly 0.75 miles east of Interstate 15. The surrounding area is mostly vacant with several mobile/single-family homes and parked vehicles on large lots to the north, south and west. The lots directly east of the project site are vacant. The project site was previously developed with single-family residence and related accessory structures. Currently, the project site is vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Vegetation on the site consists of non-native grassland, weeds and several large pepper trees. The site is composed of rolling terrain with elevations ranging from 1372 feet above mean sea level to 1390 feet above mean sea level. The latitude and longitude location for the site is Latitude 033°35'55" and Longitude 117°13'55.4".

Initial estimates for the proposed project indicate that grading activities will result in 700 cubic yards of cut volume and 2,000 cubic yards for fill. Approximately, 1,300 cubic yards of fill will be imported to the site during the future grading activities.

The City of Wildomar became an incorporated City on July 1, 2008. On July 1, 2008, the City adopted the County of Riverside's General Plan and Municipal Ordinance's. The City of Wildomar General Plan land use designation for the project site is Business Park (BP). The General Plan land use designation for the properties immediately adjacent to the project site on the north, south and west is Business Park. The properties to the east are designated Open Space Recreational (OS-R). The project site is currently zoned Rural Residential (R-R) on the City of Wildomar Zoning Map. The zoning for the adjacent properties is Rural Residential with the exception of one adjacent property to the southwest which is zoned Industrial Park (I-P). The proposed project, a veterinary hospital, is inconsistent with R-R zoning designation. The project applicant has submitted an application for a change of zone to make the zoning consistent with the proposed General Plan Land Use Designation (BP). The project will change the zoning on the site to Industrial Park (I-P) on the City of Wildomar Zoning Map.

Water and sewer treatment for the proposed project will be handled onsite. A new onsite well system will provide potable water and will be stored in three 5,000 gallon tanks on the northwest corner of the property. The existing septic system will be replaced with a onsite subsurface disposal system to handle wastewater generated by the veterinary hospital. Additional leach fields will be located on the southeast side of the property. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. Gas will be provided by The Gas Company; electricity would be provided by Southern California Edison; cable service would be provided by Time Warner Cable and telephone service would be provided by Verizon. The site is located within the boundaries of the Lake Elsinore Unified School District. Municipal or local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contacts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

FIGURE 1 – LOCATION MAP



Studies have been conducted by the applicant for water quality, site drainage, geotechnical, habitat assessments and sewage disposal in preparation for the development of the site.

Water and sewer treatment for the proposed project will be handled onsite. A new onsite well system will provide potable water and will be stored in three 5,000 gallon tanks on the northwest corner of the property. The existing septic system will be replaced with a onsite subsurface disposal system to handle wastewater generated by the veterinary hospital. Additional leach fields will be located on the southeast side of the property. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. Gas will be provided by The Gas Company; electricity would be provided by Southern California Edison; cable service would be provided by Time Warner Cable and telephone service would be provided by Verizon. The site is located within the boundaries of the Lake Elsinore Unified School District. Municipal or local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contacts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

B. PROJECT DESCRIPTION

The applicant is applying for a change of zone and plot plan to allow for construction of a two-story veterinary hospital. The site plan described in this Initial Study is conceptual and may vary slightly when the design of the site plan is finalized. Any variations between the conceptual design and the final design will be evaluated by the Lead Agency to determine if the project is consistent with the conceptual project or if additional environmental review is required. The project components are described below.

Change of Zone

The proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The proposed project, a veterinary hospital, is inconsistent with R-R zoning designation. The project applicant has submitted an application for a change of zone to make the zoning consistent with the General Plan Land Use Designation. The project will change the zoning on the site to Industrial Park (I-P) on the City of Wildomar Zoning Map.

Plot Plan

The proposed project consists of the construction of a 6,000 square foot veterinary hospital on a 3.0 acre site. The City development approval applications include a zone change and a plot plan application. A plot plan application is required in order to ensure compliance with the City of Wildomar Zoning Code and City of Wildomar General Plan.

Future Project Component

The plot plan also includes rough grading for a future 4,500 square foot pad area. At some point in the future, the property owner/applicant may choose to submit an application for a revised or new plot plan to allow for the development of the 4,500 square foot pad area. As part of the Initial Study evaluation, the future potential project component is incorporated in a general form into the overall project and (though no application has yet been submitted) is assumed to occur as part of the ultimate project. When a future project application is submitted the Lead Agency will determine what the level of environmental review is required.

FIGURE 2 – SITE PLAN

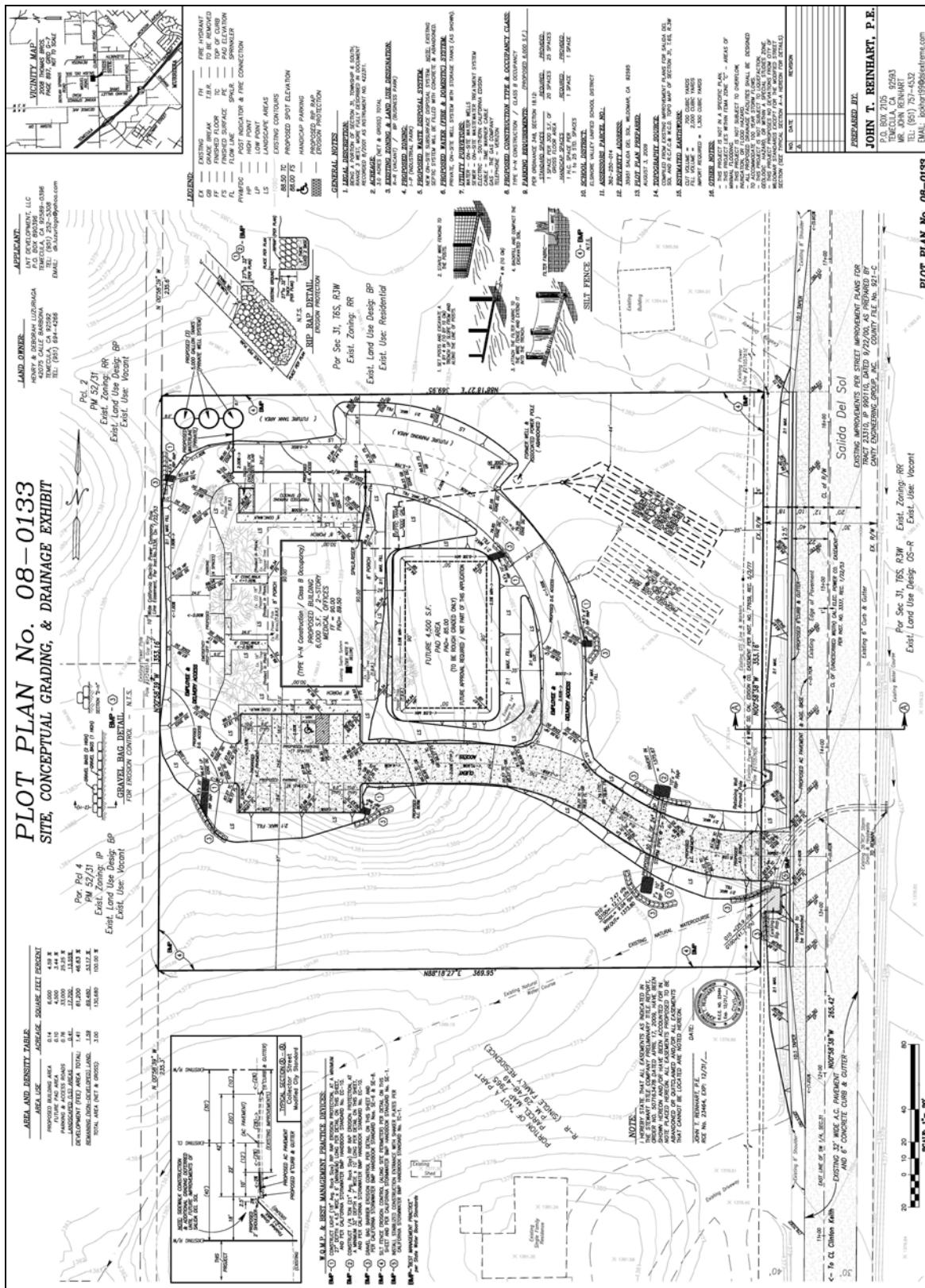


FIGURE 3 – AERIAL OF PROJECT SITE



III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title:

Clinton Keith Animal Hospital (08-0133)

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

Alia Kanani; (951) 677-7751

4. Project Location:

35951 Salida del Sol in the City of Wildomar; Assessors Parcel Number of 362-250-014

5. Project Sponsor's Name and Address:

LNT Development LLC; P.O. Box 890396, Temecula, CA 92592

6. General Plan Designation:

Current: Business Park (BP)

Proposed with General Plan Amendment: No changes proposed.

7. Zoning:

Current: Rural Residential (R-R)

Proposed with Change of Zone: Industrial Park (I-P)

8. Description of Project:

The proposed project consists of the construction of a 6,000 square foot veterinary hospital on a 3.0 acre site. The City development approval applications include a zone change and a plot plan application. The project also includes rough grading for a future 4,500 square foot pad area.

9. Surrounding Land Uses and Setting:

North – Zoning: Rural Residential; Land Use: Mobile home on a large lot

South - Zoning: Rural Residential; Land Use: Mobile home on a large lot

East – Zoning: Rural Residential; Land Use: Vacant lot/Open Space

West - Zoning: Rural Residential; Land Use: Mobile home on a large lot and Industrial Park (I-P); Vacant lot

10. Other Public Agencies Whose Approval is Required:

None.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

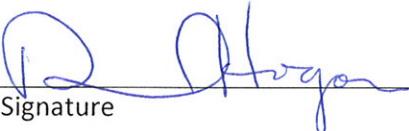
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to "Less Than Significant" impact are not shown here.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology and Soils
<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> 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.


Signature

DAVID Hogan
Printed Name

8/3/09
Date

Planning Director
Title

IV. ENVIRONMENTAL ANALYSIS

1. AESTHETICS. Would the proposal:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	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 outcrops, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
e) Interfere with the night time use of the Mt. Palomar Observatory, as protected through the Mount Palomar Observatory Lighting Ordinance?			✓	

DISCUSSION

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

Less Than Significant Impact.

The proposed project is located in the southeast portion of the City and is not located in an area which is easily visible or distinguishable. The project would mostly be visible from the immediate surrounding area. The proposed veterinary hospital will be located on the rear of the lot near the western property line. The building will be limited to two stories with a maximum building height of 29 feet. Any project-level visual impacts will be addressed through the City's plot plan application process which will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, colors, etc. As a result, any scenic impacts are considered less than significant and no additional mitigation measures are required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?

No Impact.

Salida del Sol, Clinton Keith Road and Miguel Road have not been designated as scenic highways. Interstate 15 is considered a scenic highway however the proposed project site is located roughly 0.75 miles east of Interstate 15 and will not affect any scenic resources. The project site does not

contain and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Because the proposed project will not substantially damage any scenic resources, no significant impacts are anticipated and no mitigation measures are required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Signifigant.

The proposed project consists of a 6,000 square foot veterinary hospital and rough grading for a future 4,500 square foot pad area. The existing visual character of the area is a combination of mobile homes with numerous parked vehicles on each lot and vacant residential land. The project site was previously developed with single-family residence and several accessory structures. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Vegetation on the site consists of non-native grassland, weeds and several large pepper trees. The development of the veterinary hospital will alter the visual appearance of the area. The review of the plot plan application is to ensure that future development will be designed to ensure design compatibility and land use compatibility with the surrounding area. Given the less than pristine character of the site and City's development review standards the project is not expected to degrade the existing visual character of the area. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

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.

Light and glare from new street lights, vehicles, and the future land uses will be generated and will contribute an additional increment of light and glare experienced in the project vicinity. The site is located within a partially urbanized area which already experiences some levels of light and/or glare from the existing development. The development of the project site will require the approval of a plot plan by the City of Wildomar. The City's plot plan application process is intended to ensure that future development will be designed to ensure design compatibility and to alleviate light and/or glare disturbances outside of the project boundary. As a result, no impacts are anticipated and no additional mitigation is required.

e) Interfere with the night time use of the Mt. Palomar Observatory, as protected through Chapter 8.80 of the Wildomar Municipal Code?

According to the General Plan, the project site is located 27 miles from the Mt. Palomar Observatory and falls within the Mt. Palomar Observatory special lighting district (Zone B). The project has the potential to result in additional impacts to the continued operation of the Mt. Palomar Observatory. Chapter 8.80 of the Wildomar Municipal Code restricts the use of certain light fixtures to limit light pollution from projects around the Mount Palomar Observatory. With the implementation of the standard requirements contained in Chapter 8.80 of the Wildomar Municipal Code, the project impacts to Mt. Palomar will be reduced to a level of less than significant.

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the standard requirements of Chapter 8.80 of the Wildomar Municipal Code regarding light pollution.

MITIGATION MEASURES

None.

2. AGRICULTURE RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
<p><i>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.</i></p>				

DISCUSSION

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

The site is not classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, there is no potential to convert farmland to non-agricultural uses. The site is located within an urbanized area and is identified for urban development, not agricultural use, as identified in the City of Wildomar General Plan. As a result, no impacts are anticipated and no mitigation measures are required.

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

No Impact

The project will not conflict with the existing zoning or an existing agricultural use, or a Williamson Act contract. Because there are no existing agricultural zoning or agricultural land use on the property and no agricultural uses envisioned in the future, no impacts are anticipated and no mitigation measures are required.

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

No Impact

The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural uses. The project site and several of the surrounding parcels have been converted to residential land uses and are not being utilized for agricultural cultivation. The vacant lots to the east of the project site are designated as open space and are not being utilized for agricultural cultivation. As a result, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

3. AIR QUALITY. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?			✓	

DISCUSSION

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

Less Than Significant Impact

The proposed veterinary hospital is located within the City of Wildomar and within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (AQMD). The SCAQMD has adopted the 2007 Air Quality Management Plan (AQMP). The 2007 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The City of Wildomar General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use Designations that were used in the development of the AQMP. As a result, the proposed project is consistent with the AQMP and is not expected to obstruct the implementation of the 2007 AQMP.

The project is limited to a 6,000 square foot veterinary hospital on a 3.0 acre lot. Currently, the Clinton Keith Animal Hospital is located in the southern portion of town on Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. The proposed project will result in additional vehicle trips on the citywide road network. The veterinary hospital is expected to generate an average of 24 AM daily vehicle trips and an average of 28 PM daily trips. Also, trip generation rates were estimated for the veterinary hospital plus build out of the 4,500 square foot commercial building pad. Full build out is expected to generate an average of 43 AM daily vehicle trips and an average of 50 PM daily trips, which is slightly more than just the development of the veterinary hospital. It is not anticipated that

the average daily trips of patients and staff to the veterinary hospital will be considered significant and have permanent air quality impacts. Consequently, the proposed project will not conflict with or obstruct the implementation of the applicable regional air quality plan. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact

The project is limited to a 6,000 square foot veterinary hospital on a 3.0 acre lot. Currently, the Clinton Keith Animal Hospital is located in the southern portion of town near Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. While the proposed project will result in additional vehicle trips on the citywide road network, it is not anticipated that the average daily trips of patients and staff to the veterinary hospital will be considered significant and have permanent air quality impacts.

The proposed project will generate temporary construction related air quality impacts. These impacts are temporary in nature and are directly related to grading and construction activities of the site development. The air quality analysis contained in this Section includes project grading, infrastructure construction, building construction, paving, and landscape installation. The mitigated construction air quality emissions are summarized in Table 2. Construction related mitigation measures (AQ-1 through AQ-5) will be implemented reduce the temporary air quality impacts due to grading and construction activities. Construction of the veterinary hospital is not expected to exceed the thresholds for air quality emissions from an individual project have been established by the SCAQMD for the Southern California Air Basin (SoCAB).

**TABLE 2 - MITIGATED AVERAGE DAILY CONSTRUCTION AIR POLLUTION EMISSIONS
(pounds/day)**

	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	4.33	26.52	14.10	0.00	2.74	1.53
Winter	4.43	26.52	14.10	0.00	2.74	1.53
SCAQMD Significance Threshold	55	100	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

Area wide and Operational emissions from project-related traffic were calculated using the URBEMIS air quality model. The model was used to calculate the area and source emissions and the resulting operational emissions for an assumed project build-out in the Year 2010. The results are shown in the Table 3 for both the summer and winter conditions. As indicated below, there are no operational air quality impacts associated with implementation of the proposed project.

TABLE 3 - MITIGATED AVERAGE DAILY OPERATIONAL & AREAWIDE AIR POLLUTION EMISSIONS (pounds/day)

	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	1.59	2.16	20.22	0.02	3.44	0.68
Winter	1.65	2.57	17.97	0.02	3.43	0.67
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

Recent changes to State Law, the Global Warming Solutions Act of 2006, have established requirements to begin to deal with greenhouse gas emissions in California. One of the requirements in the law is for environmental documents to identify carbon dioxide emissions that are expected to occur as a result of the construction and operation of projects within the State. The anticipated carbon dioxide emissions during project construction and operation for both summer and winter periods are contained in Table 4 below.

Table 4 - MITIGATED CARBON DIOXIDE AIR POLLUTION EMISSIONS (pounds/day)

	Construction	Operation
Summer	2,371.75	2,090.35
Winter	2,371.75	1,894.29

Global climate change has become a major concern in recent years. While the exact effects of global climate change are not known, the best scientific opinions believe that over the next century the average temperature on the planet will increase between 2 and 5 degrees Celsius (3½ to 9 degrees Fahrenheit). The long term consequences of this increase in temperature include a variety of events that could potentially be destructive to human civilizations. Some of the potential changes that could result from planetary climate change include substantial increases in sea level, increased drought and desertification, reductions in global agriculture and food supplies, impacts to existing ecosystems, and a possible re-initiation of an ice age if oceanic circulation in the North Atlantic Ocean is effected. In the future, California will probably be most affected by increasing sea levels, extended drought conditions, increased flooding, and more severe wildfires.

Given the planet-wide causes of global climate change, it is unlikely that any substantial reduction in the rate or magnitude of climate change is possible at the local level. Long-term solutions to global climate change will probably require extensive reductions in the use of fossil fuels and the increases in the use of alternate energy sources. On the level of a small scale development project, there are a number of items that could help minimize the severity of the adverse effects of global climate change. These items include increased energy efficiency (including the use of light colored/highly reflective roof materials), enhanced land use connectivity (between work, services, school and recreation), reductions in vehicle miles driven, increases in mass transit use, and increased open space conservation.

As discussed in this Section, the construction and operation of the proposed project will not violate air quality standards, exceed AQMD significance thresholds, and by inference, significantly impact air quality. Even though no significant air quality impacts are anticipated, essential air quality

mitigation measures addressing particulate matter and volatile organic gases are being incorporated into this project to ensure construction compatibility with the surrounding area. As a result, the air quality impacts are expected to be less than significant.

c) **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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less Than Significant Impact

The proposed project has the potential to contribute toward in a cumulatively net increase of any criteria pollutant for which the South Coast Air Basin is a non-attainment area under an applicable air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). However, all of Southern California is within a non-attainment region for these criteria pollutants (ozone and particulate matter). Consequently, the project will probably result in an insignificant incremental increase that is not expected to significantly contribute to the non-attainment status of the region. As a result, and pursuant to CEQA Guidelines Section 15064(h), these impacts are considered less than significant and no additional mitigation measures beyond those listed below are required.

d) **Expose sensitive receptors to substantial pollutant concentrations?**

Less Than Significant Impact

Sensitive receptors to substantial pollutant concentrations include population groups which are more susceptible to air pollution (i.e. sensitive receptors) include young children, the elderly, and the acutely and chronically ill (especially those with cardio-respiratory disease). The surrounding area is mostly vacant with several mobile/single-family homes on large lots to the north, south and west. The vacant lots to the east of the project site of the site do not contain any sensitive receptors. The nearest sensitive receptor is the Inland Valley Medical Center, which is located approximately 0.75 miles from the project site. Although there are no sensitive receptors immediately adjacent to the project site, construction mitigation measures (AQ-1 through AQ-5) will be implemented reduce the impacts to sensitive receptors to less than significant.

e) **Create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact

Many agricultural and industrial businesses can create objectionable odors. Examples include dairies, composting operations, refineries, chemical plants, fiberglass molding, wastewater treatment plants, and landfills. Since the project does not contain any of these operations and all business operations will be confined within the building, the project is not expected to create objectionable odors with the potential to affect a substantial number of people. However, since the use is an animal hospital it is possible that odors associated with the treatment of animals may be apparent but it is very unlikely. There is also the possibility that potentially objectionable odors may result from project construction. Any impacts which may occur during project construction will be of short duration and are not expected to effect nearby residents. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

AQ-1 The City of Wildomar will require construction contractors to apply water to the disturbed portions of the project site at least three times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the City of Wildomar will require contractors to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.

AQ-2 The project will comply with regional rules such as SCAQMD Rules 402, 403 and 404, which would assist in reducing short-term air pollutant emissions. These dust suppression techniques are summarized below.

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

AQ-3 All material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.

AQ-4 All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the City and the contracted construction company with penalty clauses for violation of this speed limit.

AQ-5 All engines will be properly operated and maintained. Proper tune for all diesel-powered vehicles and equipment in the South Coast Air Basin requires that fuel injection timing be retarded 2 degrees from the manufacturer's recommendation and use high pressure injectors.

4. BIOLOGICAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
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?			✓	

DISCUSSION

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

Less than Significant Impact

The project site was previously developed with single-family residence and several accessory structures. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundation, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). The site is significantly disturbed due to previous

development and the vegetation on the site includes non-native grassland, weeds and seven large pepper trees. According to the Burrowing Owl Survey, no significant wildlife habitats or species were identified on the site. The project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals. However, according to the MSHCP the proposed project area was identified as potential habitat for the burrowing owl. A burrowing owl survey was prepared by Principe and Associates on July 27, 2009. The survey indicated that no burrowing owl species or habitat was found on the proposed project site. The project will be conditioned to require a burrowing owl survey prior to grading if grading is to occur during the breeding/nesting season (March 1st- August 15th).

The MSHCP contains requirements to address anticipated urban/wildland interface issues associated with the conservation areas. Section 6.1.4 of the MSHCP sets forth guidelines to address indirect edge effects associated with locating development adjacent to MSHCP Conservation Areas. These edge effects can adversely affect the biological resources within an identified Conservation Area. The Guidelines provide direction on drainage, the application of toxic chemicals, lighting, noise, invasive plant species, barriers to animal movement, and grading issues. However, the project is surrounded by urban development, is not adjacent to any wildland areas. Consequently, the proposed project is consistent with the provisions of the MSHCP.

As a result, the project will have a less than significant impact on habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

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

Less than Significant Impact

The project site does not contain any riparian habitats or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. As a result, no wetland impacts are anticipated and no mitigation measures are required.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less than Significant Impact

The proposed project does not contain and will not have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. As a result, no wetland impacts are anticipated and no mitigation measures are required.

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

The project site is surrounded by several mobile/single-family homes and adjacent to an Urban Arterial, Clinton Keith, which creates a variety of existing obstacles to the movement of wildlife. The additional development associated with the project is not expected to interfere 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. In addition, the proposed project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell (corridor) Areas and therefore the project does not conflict with the MSHCP planning goals. Consequently, the impacts are anticipated to be less than significant and no mitigation measures are required.

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

Less Than Significant Impact

The City of Wildomar does not have local policies or ordinances protecting biological resources. However the City is subject to compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is located outside the MSHCP Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals. It is anticipated that implementation of the project will have a less than significant impact on significant biological resource 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

As previously discussed the proposed project is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on conservation of species and associated habitats in Western Riverside County. The MSHCP will serve as a HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973, as amended, as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The overall goal of the MSHCP is the conservation of 500,000 acres and focuses on the conservation of 146 plant and animal species. The proposed project is located within the MSHCP however it is located outside the MSHCP Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals.

STANDARD CONDITIONS & REQUIREMENTS

1. The Western Riverside County Multiple Species Habitat Conservation Plan requires a burrowing owl survey prior to grading if grading is to occur during the breeding/nesting season (March 1st- August 15th).

MITIGATION MEASURES

None.

5. CULTURAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			✓	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

DISCUSSION

a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Less Than Significant Impact

The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Environmental Quality Act. According to the several of the technical reports, there are no historic structures located on the site. An existing single-family residence and several accessory structures were located the project site but were destroyed by a fire over ten years ago. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). In addition, the Wildomar General Plan does not identify historical resources on the project site. Since no historic structures are currently located on the site or adjacent to the site, no significant impacts to historic resources are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

The project will not cause a substantial adverse change in the significance of an archaeological resource. Based on the technical studies and General Plan maps, no substantial adverse change in the significance of any archaeological resource will result from project implementation. However, because archaeological resource sites have been identified within the City of Wildomar, there is the potential for the unanticipated discovery of these resources. Since these resources are known to exist in the general area, the mitigation measures listed in this Section (CUL-1 through CUL 6) will insure that any unanticipated discovery will not have a significant impact on archeological

resources.

According to the Riverside County GIS, the project site is not located within Native American Tribal Lands. However, historically there have been tribal activities in and around the Wildomar area. However, there is a potential for the inadvertent discovery of previously unknown resources. As a result, with the implementation of the mitigation measures (CUL-1 through CUL-6) identified in this Section, any impacts are expected to be at a less than significant level.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less Than Significant Impact with Mitigation Incorporated

The site has been identified as having a high potential/sensitivity (High A) for paleontological resources according to the Wildomar General Plan Paleontological Sensitivity Resources Map. Geologic formations in the high sensitivity area are known to have fossilized body elements and trace fossils such as tracks, nests and eggs. These fossils can occur at or below the surface. According to the technical reports prepared for the site, subsurface soils are alluvial/colluvial soils overlaying granite bedrock and undocumented infill soils. The Pauba Formation, a Pleistocene age alluvial sandstone known for containing paleontological resources, is prevalent within the City of Wildomar. While the Pauba Formation was not identified on the site during initial surveys, mitigation measures (CUL-7) will be included paleontological resources are found during grading and therefore the impacts are expected to be at a less than significant level.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

Less Than Significant Impact

The project site does not contain any previously identified cemetery. No on-site burials are known to have occurred on site. Although there are no known archaeological resources on the project site, in the event human remains are encountered during ground disturbing activities the mitigation measures (CUL-1 through CUL-6) identified below will reduce any impacts to a level of less than significant

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

CUL-1 An archeological monitor shall be present during all earthmoving to insure protection of any accidentally discovered potentially significant resources. All cultural resources unearthed by project construction activities shall be evaluated by a qualified archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. The City of Wildomar shall designate repositories in the event the significant resources are recovered.

CUL-2 At least 30 days prior to seeking a grading permit, the project applicant shall contact the appropriate Tribe¹ to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Wildomar and 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 Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

CUL-3 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 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 consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

CUL-4 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.

CUL-5 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

CUL-6 If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Developer, the project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer 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 Planning Director shall make the determination based on the provisions of the CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar.

CUL-7 Prior to the issuance of a grading permit, the developer shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project proponent shall notify the City of Wildomar and retain a qualified

¹ It is anticipated that the Pechanga Band of Luiseño Indians will be the “appropriate” Tribe due to their prior and extensive coordination with the surrounding cities in determining potentially significant impacts and appropriate mitigation measures.

paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

6. GEOLOGY AND SOILS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to 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?		✓		
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 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?			✓	

DISCUSSION

a) Expose people or structures to 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 with Mitigation Incorporated

The project is located within seismically active Southern California and is expected to experience strong ground motions from earthquakes caused by both local and regional faults. The nearest active fault to the project site is the Wildomar branch of the Elsinore Fault Zone, located approximately 1.1 miles from the project site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) or the Riverside County Fault Zone. The potential impacts related to the Elsinore Fault Zone (as well as other regional faults) are addressed through compliance with standard measures contained in the California Building Code and City of Wildomar Municipal Code and those recommended mitigation contained in Mitigation Measure GEO-1. With the implementation of the standard code provisions and Mitigation Measure GEO-1, the anticipated impacts from regional ground shaking are expected to be reduced to a less than significant level.

ii) Strong seismic ground shaking?

Less Than Significant Impact with Mitigation Incorporated

The proposed project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The project site is located in an area of high regional seismicity and may experience horizontal ground acceleration during an earthquake along the Wildomar branch of the Elsinore Fault Zone, which is located approximately 1.1 miles away, or other fault zones throughout the region. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) or the Riverside County Fault Zone. The project site has been and will continue to be directly affected by seismic activity to some degree. Compliance with recommendations identified in the preliminary geotechnical investigation (and referenced in Mitigation Measure GEO-1) and the requirements contained in the California Building Code and City of Wildomar Municipal Code regarding structures and construction and those recommended mitigation measures contained in this document ensures that any impacts will be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact with Mitigation Incorporated

According to the Riverside County GIS and City of Wildomar General Plan the project site is located in an area that is designated as having a moderate potential for liquefaction. To address any potential impacts from other seismic-related ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

iv) Landslides?

No Impact

The proposed project is not expected expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Due to the relatively level terrain for the proposed project area, this site is not subject to landslide, collapse,

or rockfall hazards. The project site is located within an area of general seismic activity, but does not contain areas subject of unstable geologic units or soil. According to the Riverside County GIS and City of Wildomar General Plan the project site has no potential for landslides. Additionally, due to the proposed project site's distance from boulders or other rock formations there is no potential for mudslide or rockfall hazards. As a result, no impacts are anticipated; therefore, no additional mitigation measures are required.

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

Less Than Significant Impact

As with any development, soil erosion can result during construction, as grading and construction can loosen surface soils and make soils susceptible to effects of wind and water movement across the surface. The City routinely requires the submittal of detailed Erosion Control Plans with any grading plans. The implementation of this standard requirement is expected to address any erosional issues associated with the grading of the site. As a result, these impacts are not considered to be significant if the implementation of the necessary erosion and runoff control measures required as part of the approval of a grading plan. No additional mitigation measures are required.

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

Riverside County GIS and City of Wildomar General Plan the project site is located in an area that is designated as having a moderate potential for liquefaction. To address any potential impacts related to ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact

According to the geotechnical report, the native soils beneath the site have a very low expansion as defined in the California Building Code. As a result, no significant impacts are anticipated and no specific mitigation is required.

e) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Less than Significant with Mitigation Incorporated

The project site was previously developed with single-family residence and several accessory structures, which utilized onsite subsurface sewage disposal system and leach fields to treat waste

water from the site. An onsite sewage disposal feasibility report was prepared by T.H.E Soils Co., Inc. for the proposed project due to the fact that the project will incorporate the use of septic tanks and leach field to treat waste water disposal. The report concluded that soils are capable of adequately supporting the use of an onsite subsurface sewage disposal system for the proposed project with the incorporation of specific design recommendations during site development. Incorporation of the standard conditions and design recommendations during site development will reduce the impact to less than significant.

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the California Building Code and City of Wildomar Municipal Code.
2. Prior to issue of a grading permit, the applicant shall provide an updated soils report to the City of Wildomar Building Department to address expansive soils.

MITIGATION MEASURES

GEO-1 Comply with the seismic and site stability recommendations contained in the "Preliminary Geotechnical Evaluation," prepared by Academy Consulting Corporation (as amended or updated).

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	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 reasonable 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 Section 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 for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

DISCUSSION

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

The project proposes a veterinary hospital which would involve the use of small amounts of hazardous materials, primarily household cleaners, animal waste products and carcasses. The Riverside County of Environmental Health Department regulates the disposal of Sharps (used needles) and other medical waste associated with veterinary hospitals. Pet waste is disposed of through the sanitary system, same as human waste, and animal carcasses are kept frozen until removed by a private disposal service provider (this occurs almost daily). The proposed veterinary hospital will use an electronic x-ray machine and therefore it will not generate any additional hazardous waste from the x-ray machine. The project may create an additional increment of hazard to the public or the environment through the routine transport, use or disposal of hazardous materials due to the operation of the veterinary hospital. However, due to the quantity and nature of these materials, these impacts are expected to be less than significant.

During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a hazard to people and the environment. Prior to initiating construction, a Stormwater Pollution Prevention Plan will be approved by the City of Wildomar to address any construction-related spills or accidents. This requirement is included in Mitigation Measure HAZ-1. With Mitigation Measure HAZ-1, the project is not expected to result in a significant impact on the environment.

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

Less Than Significant Impact

The project has some potential may create a hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment associated with the operation of veterinary hospital. However, due to the small quantity and limited nature of these materials, these impacts will be considered less than significant. No significant impacts are anticipated and no additional mitigation measures are required.

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

No Impact

The project site is not located within one-quarter mile of an existing or proposed school. As a result, no impacts are anticipated and no mitigation measures are required.

- 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?**

No Impact

The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. The technical studies provided did not identify any on-site hazardous material issues. A review of the information on the Department of Toxic Substances Control

website (www.envirostor.dtsc.ca.gov) did not identify any other sites on or adjacent to the project site. Consequently, no impacts are anticipated and no mitigation measures are required.

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 for people residing or working in the project area?

No Impact

The project site is not located within any airport land use plan. The closest airport is French Valley Airport which is located about 5.5 miles east southeast of the project site. Given the distance and that the project is not in the airport land use plan for the French Valley Airport, no significant impacts to the project are anticipated and no mitigation measures are required.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact

The project site is not located in close proximity to a private airstrip. The closest private airstrip is Skylark Field which is located at the south end of Lake Elsinore, approximately six miles northwest of the project site. Skylark Field is used primarily for skydiving aircraft which commonly drop parachutists into the nearby back bay area south of the lake. Because of the limited use as well as the distance between the project site and Skylark Field, no impacts are anticipated and no mitigation measures are required.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact

The proposed project will not conflict with any emergency response or evacuation plans. Access to the project site is taken from Salida del Sol off of Clinton Keith Road from the south or from La Estrella Street from the north. The project is not expected to interfere with an adopted emergency response plan or emergency evacuation plan. As a result, no significant impacts are anticipated and no mitigation measures are required.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant Impact

The project site is located in the High Wildfire Zone area per the City of Wildomar General Plan and Riverside GIS Maps. Any development in a high fire area has the potential to be at a higher risk from wildland fires. The purpose of the wildland fire hazard area designations is to address safety concerns in potentially dangerous wildland fire areas. The project will be conditioned to require the clearance from the Riverside County Fire Department prior to issuance of grading and building permits. Since clearance from the Riverside County Fire Department will be required prior to

issuance of grading and building permits, the impact is considered less than significant and no specific mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to medical waste generation, storage, or treatment. Prior to the operation of the animal hospital, the owners/operators shall submit an application for a permit to the LEA section.
2. Prior to the issuance of grading and building permits, grading and building plans shall be approved by the Riverside County Fire Department.

MITIGATION MEASURES

HAZ-1 All spills or leakage of petroleum products during construction and operational activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the Stormwater Pollution Prevention Plan prepared for the project development.

8. HYDROLOGY AND WATER QUALITY. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		✓		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			✓	
e) 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?			✓	
f) Otherwise substantially degrade water quality?		✓		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?			✓	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

DISCUSSION

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact with Mitigation Incorporated

The project falls under the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB) and is located in the Santa Margarita Watershed. A draft Water Quality Management Plan (WQMP) was prepared for the project. The draft WQMP identified best management practices (BMP's) and other measures necessary to protect water quality. The BMP's identified in the Preliminary WQMP include design components such as the channeling site runoff into landscape areas, incorporation of a drainage pipe under the driveway to continue the natural drainage flow along the eastern property line, berms along the driveway to channel water to landscaped areas, installation of rip rap and business owner and employee education to operate and maintain the center in a water quality friendly manner. Prior to the issuance of a grading permit, the applicant will be required to submit, and obtain City approval of, a Final Water Quality Management Plan based upon the project approved by the City. This requirement is incorporated into Mitigation Measure HYD-1. As a result of the best management practices and other measures contained in the Preliminary WQMP, the project is not expected to violate any water quality standards, waste discharge requirements, or have a significant impact on the environment.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact

The previous residence on the project site utilized onsite wells for potable water. The existing well has been abandoned and will be filled with concrete. The revised project proposes a 12 inch water line will be constructed from Clinton Keith Road, along Salida del Sol, to the driveway of the project site to be used for potable water and fire protection. The project applicant will be required to obtain a Final Will Serve Letter issued by EVMWD outlining the conditions of water service. Receipt of the Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to the proposed project prior to the issuance of building permits. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g.. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant and no mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?

Less Than Significant Impact

The project as proposed will not alter the course of any river or stream and will not alter the

current drainage pattern in such a way as to cause flooding. The current drainage pattern on the site primarily runs northeast to southwest from Salida del Sol to the southeast corner of the property. This drainage pattern is expected to remain the same after the project is constructed. The project engineer has designed a drainage pipe across the driveway to ensure that the current sheet flows continue to follow the natural drainage flow on this portion of the property. Consequently no impacts are anticipated and mitigation measures are required.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Less Than Significant Impact

The project as proposed will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site. The current drainage pattern on the site primarily runs northeast to southwest along Salida del Sol across the southeast corner of the property and this is expected to remain the same after the project is constructed. The remainder of the water flows with the natural terrain of the project site including a natural drainage culvert that runs north to south along the eastern property line. Other post-construction BMPs will be incorporated into the project design to retain the existing drainage patterns of the site. As a result, no significant impacts are anticipated and no mitigation measures are required.

e) 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?

Less Than Significant Impact

The requirements of the urban runoff program for the Santa Margarita Watershed require that post-development flows do not exceed the pre-development flows for 2-year, 24 hour-and 10-year, 24-hour rainfall events. A Preliminary Water Quality Management Plan (WQMP) was submitted for review of drainage patterns and BMP's with the application for the zone change and plot plan. The Final WQMP for the proposed project will be required to ensure that post-development flows do not exceed the pre-development flows for 2-year, 24 hour-and 10-year. This requirement is contained in Mitigation Measure HYD-1. With the implementation of Mitigation Measure HYD-1, any impacts are considered less than significant and no additional mitigation measures are required.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact with Mitigation Incorporated

The project as proposed will not otherwise substantially degrade water quality. Compliance with the requirements of the Stormwater Pollution Prevention Program (Mitigation Measures HAZ-1), WQMP (Mitigation Measure HYD-1), and the City of Wildomar's erosion control requirements will ensure that significant water quality impacts and violations of standards and requirements do not occur. With these mitigation measures and standard requirements, any water quality impacts are expected to be less than significant and no additional mitigation measures are required.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?

No Impact

The project is proposing to construct a veterinary hospital. Consequently, the proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map. As a result, no impacts are anticipated and no mitigation is required.

h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

Less Than Significant Impact

The project does not propose to impede or redirect any of the existing drainage flows. The project site is located within Zone "X" according to Panel 2705 of Map Number 06065C27050. The Federal Emergency Management Agency (FEMA) describes Zone X as area determined to be outside the 0.2% annual chance floodplain. The project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated and no mitigation measures are required.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact

The proposed project will not be located within a dam inundation area or an area that is expected to experience severe flooding as the proposed project is located outside of the 100-year flood hazard area. In addition, the proposed building will be located at the highest elevation, 1389 feet for the finished pad, on the lot. Consequently, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impacts are anticipated and no mitigation required.

j) Inundation by seiche, tsunami, or mudflow?

No Impact

The project site is not located in an area that is subject to seiches, mudflows, or tsunamis. As a result, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

HYD-1 Prior to the approval of the grading permit, the City shall review and approve the Final Water Quality Management Plan as required by the program requirements in effect at that time.

9. LAND USE AND PLANNING. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?			✓	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

a) Physically divide an established community?

Less Than Significant Impact

The project site is located on Salida del Sol approximately 261 feet from the intersection Salida del Sol and Clinton Keith Road. The surrounding area is mostly vacant with several mobile/single-family homes on large lots to the north, south and west. The lots directly east of the project site are vacant. The project site was previously developed with single-family residence and several accessory structures. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). The surrounding area is zoned Rural Residential (R-R) with the exception of one lot adjacent to the project site on the southwest side that is zoned Industrial Park. The Wildomar General Plan land use designation for the project site and adjacent lots is Business Park. The applicant is applying for zone change for the project site to be rezoned to Industrial Park to allow for the veterinary hospital and to be consistent with the land use designation of the General Plan. In addition, the project is not proposing to eliminate any of the existing streets in the area or to create any new arterial roadways or structures that would divide the community. As a result, no significant impacts are anticipated and no mitigation measures are required.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact

The project site and surrounding area is zoned Rural Residential (R-R) with the exception of one lot adjacent to the project site on the southwest that is zoned Industrial Park (I-P). The proposed project, a veterinary hospital, is inconsistent with the R-R zoning designation. The applicant is

applying for zone change for the project site to be rezoned to I-P to allow for the veterinary hospital. The Wildomar General Plan land use designation for the project site and adjacent lots to the north, south and west is Business Park. The properties to the east are designated Open Space Recreational (OS-R). The project site is currently consistent with the land use designation of the General Plan. Consequently, the proposed project will not conflict with any applicable land use plan, policy, or regulation with the approval the zone change application. As a result, no impacts are anticipated and no mitigation measures are required.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less Than Significant Impact

As previously discussed, the project site is not located with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) or MSHCP criteria cell area and therefore the proposed project does not conflict with a habitat conservation plan. A burrowing owl survey was requested since the site was identified by the County of Riverside for potential burrowing owl habitat. A report prepared by Principe and Associates indentified that no burrowing owl species or habitat was found on the project site. A more detailed discussion of the Burrowing Owl can be found in the Biological Resources section. As a result of the MSHCP designation and survey results, no impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

10. MINERAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
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?				✓
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) **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 located within Mineral Zone MRZ-3 according to the Wildomar General Plan. However, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. In addition, the soils information contained in the several of the technical studies, including the geotechnical and onsite sewage feasibility study, did not identify any significant mineral resources. There are no known mineral resources on the proposed project site that would be of value to the region or the residents of the State. As a result, no impacts are anticipated and no mitigation measures are required.

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

According to the City of Wildomar General Plan, there are no known mineral resources on the proposed project site that would 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 be of value to the region or the residents of the State. As a result, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

11. NOISE. Would the project result in:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
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 expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

DISCUSSION

a) **Exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact

The site is currently primarily vacant and has a minimal contribution to local noise levels. The surrounding properties to the east are vacant and the properties to the north, south and west have mobile/single-family homes on large lots. Once constructed, the proposed project will result in a minor incremental increase in noise levels mostly due to vehicular traffic to and from the veterinary hospital. The development standards in Chapter 17.96 of the Wildomar Zoning Code require that industrial properties that abut a residential zoned property shall have a minimum 50 foot setback. There are residential zoned properties on the north, south and west property lines of the proposed project. The proposed veterinary building is setback from the north, south and west property lines beyond the minimum 50 foot setbacks which will reduce the potential noise impacts to the adjacent residential properties. In addition, Chapter 17.96 requires that parking, loading, trash and service areas shall be screened to minimize noise.

During project construction, there will be a short term increase in noise levels. Most of this construction noise is expected to result from site grading and the building construction. To ensure compliance with community standards, the project will be conditioned to comply with the provisions of Chapter 9.52 of the Wildomar Municipal Code, as summarized in Mitigation Measure NOI-1, to minimize any adverse effects.

Permanent and temporary construction noise levels are not expected to exceed the established noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. With the implementation of standard conditions/requirements and Mitigation Measure NOI-1, no significant noise impacts are expected to occur.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact

Groundborne vibrations and noise can result from both the construction and grading of the site. According to the geotechnical study, there are no soil conditions on the site that require the use of unusual grading equipment or blasting which would result in the creation of excessive groundborne vibrations. While some localized vibrations may occur during the grading and soil hauling activities, any impacts are expected to be non-significant and limited to the project site. The proposed project is limited to a veterinary hospital. Once the project is completed no excessive ground vibrations or noises are expected to occur. Based upon these anticipated impacts and site development requirements, no significant impacts are anticipated.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact

The proposed project will result in increases in ambient noise levels above existing levels without the project. The site is currently primarily vacant and has a minimal contribution to local ambient noise levels. Existing ambient noise is generated from Clinton Keith Road which is 280 feet south of the project site. The surrounding properties to the east are vacant and the properties to the north, south and west have mobile/single-family homes on large lots. Once constructed, the proposed project will result in a minor incremental increase in ambient noise levels mostly due to vehicular traffic to and from the veterinary hospital.

The most noticeable source of non-automotive noise from commercial development is from roof-mounted equipment (such as exhaust fans and air conditioners). The development standards in Chapter 17.96 of the Wildomar Zoning Code require that industrial properties that abut a residential zoned property shall have a minimum 50 foot setback. There are residential zoned properties on the north, south and west property lines of the proposed project. The proposed veterinary building is setback from the north, south and west property lines beyond the minimum 50 foot setbacks which will reduce the potential noise impacts to the adjacent residential properties. In addition, Chapter 17.96 requires that parking, loading, trash and service areas shall be screened to minimize noise. Implementation of the development standards of Chapter 17.96

will reduce the ambient noise of the proposed project to a less than significant impact.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact with the Incorporated Mitigation

The proposed project will result in temporary increase in ambient noise levels above existing levels without the project during project construction. This is expected to occur as the existing structures are demolished, the site graded, and the building and other site improvements constructed. These noise impacts have the potential to be significant considering the distance to adjacent residents and the amount of soil export required to construct the project.

Chapter 9.52 of the Wildomar Municipal Code requires that all construction activities (except in emergencies) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). All construction activities shall comply with the noise ordinance performance standards where technically and economically feasible, and that all construction equipment shall use properly operating mufflers. In addition, people working near the heavy equipment will be exposed to high noise levels for short periods of time. This level, however, is below the Occupational Safety and Health Administration (OSHA) noise exposure limit of 90 dBA for 8 hours per day. The City and private contractors are required to comply with OSHA requirements for employee protection during construction. With the implementation of standard conditions/requirements and mitigation measures (NOI-1), no significant noise impacts are expected to occur.

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 expose people residing or working in the project area to excessive noise levels?

No Impact

The project site is not located within the influence area for any airport. The closest general aviation airfield is French Valley Airport, approximately 5.5 miles southeast, and outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated and no mitigation measures are required.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact

Skylark Field is located approximately 6.0 miles north of the project site in the City of Lake Elsinore. Skylark Airport is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield and the distance to the project site, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

1. The proposed project shall comply with the development standard of Chapter 17.96 of the City of Wildomar Zoning Code.

MITIGATION MEASURES

NOI-1 Implementation of the following construction noise mitigation measures can reduce potential noise impacts to a less than significant level:

- All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May).
- All construction activities shall comply with the noise ordinance performance standards where technically and economically feasible.
- Where practicable, during the construction phase of the proposed project, the construction contractor shall utilize construction methods or equipment that will provide the lowest level of noise impact, i.e., use newer equipment that will generate lower noise levels.
- During all project site excavation and grading activities, 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 sensitive receptors 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 receptors nearest the project site during all project construction.

12. POPULATION AND HOUSING. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?			✓	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

DISCUSSION

a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact

The proposed project will provide a neighborhood-serving commercial use, a veterinary hospital, for existing and future residents in the surrounding area. The project is not expected to result in a substantial increase in local 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). Currently, the Clinton Keith Animal Hospital is located in the southern portion of town near Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. As a result, any impacts related to the proposed project site are considered less than significant and no additional mitigation measures are required.

b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Less Than Significant Impact

An existing single-family residence and several accessory structures were located the project site but were destroyed by a fire over ten years ago. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Since the project site is vacant, the impact is not expected to be significant to existing housing units, as there are no housing units, and the construction of replacement housing is not required. In addition, the Wildomar General Plan land use designation for the project site is Business Park and the applicant is applying for zone change to Industrial Park. Upon approval of the zone change, the proposed project will be consistent with the

zoning designation of I-P. There are many housing units available within the community and surrounding area. Consequently, the project will not displace a significant existing housing and impact the housing demand of the City of Wildomar. As a result, no significant impacts are anticipated and no mitigation measure is required.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact

An existing single-family residence and several accessory structures were located the project site but were destroyed by a fire over ten years ago. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Since the project site is vacant, the impact is not expected to be significant to a substantial number of people, as there are no occupants of the site, and the construction of replacement housing is not required. In addition, the Wildomar General Plan land use designation for the project site is Business Park and the applicant is applying for zone change to Industrial Park. Upon approval of the zone change, the proposed project will be consistent with the zoning designation of I-P. There are many housing units available within the community and surrounding area. Consequently, the project will not displace a significant number of existing residents. As a result, no impacts are anticipated; and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

13. 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:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?				✓
e) Other public facilities?			✓	

DISCUSSION

a) Fire protection?

Less Than Significant Impact

The Riverside County Fire Department provides fire protection and safety services to the City of Wildomar. The nearest fire station is Wildomar Fire Station #61, located at 32637 Gruwell Street, approximately 3.5 miles from the project site. In addition to Station #61, there are several other Riverside County fire stations in the surrounding area that would be able to provide fire protection safety services to the project site if needed. The project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

b) Police protection?

Less Than Significant Impact

Police protection services are provided the Riverside County Sheriff's Department. The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 9.2 miles from the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol with additional support from the local County Sheriff's Department. The project has been conditioned for the payment of the standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. As a result, the project is not expected to result in activities that create unusual police protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

c) Schools?

Less Than Significant Impact

The proposed project is located within the Lake Elsinore Unified School District (LEUSD). LEUSD has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development. Due to the commercial use of the proposed project, a veterinary hospital, the project will not generate any additional students into the district and has no potential to directly impact to the local school system because no new population will be generated on the project site. The project will be conditioned to comply with School Mitigation Impact Fees established by the Elsinore Unified School District to mitigate the potential effects to school services. As a result, no impacts are anticipated.

d) Parks?

No Impact

The proposed project is commercial in nature and is not expected to directly affect community recreational facilities. In addition, the project will also not adversely affect any existing parks, recreation sites or programs. As a result no impacts are anticipated.

e) Other public facilities?

Less Than Significant Impact

The proposed project may result in a slight increase in the demand for other governmental services such as the economic development and the other community support services commonly provided by the City of Wildomar. Currently, the Clinton Keith Animal Hospital is located in the southern portion of the town on Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. The demand for these additional public service impacts will be incremental and minor because of the small size of the project and existing use. This increment of impact will be mitigated through the payment of the appropriate development impact fees and through the City budget for non-impact fee programs and expenses. The City budget is based upon a combination of property tax, sales tax, user fees, and State and Federal government pass-through funding. Most of these revenue sources are from commercial sales, population, or development related, which means the more residents or business activity within the City, the greater the amount of funding that could be available. As a result, the project will not result in any significant impacts to these services, and no additional mitigation measures, beyond the standard requirements, are required.

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to issuance of any building permit, the developer shall pay the required Development Impact Fees for police and fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance.
2. Prior to issuance of any building permit, the developer shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance.

MITIGATION MEASURES

None.

14. RECREATION. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) 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) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

DISCUSSION

a) **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?**

No Impact

The proposed project is a commercial use, a veterinary hospital, and is not expected to increase the impact on existing neighborhood and regional parks or other recreational facilities. There are also no parks or recreational facilities in close proximity to the project site. As a result no impacts are anticipated.

b) **Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

No Impact

The proposed project is a commercial use, a veterinary hospital, and is not expected to require the construction or expansion of new recreational facilities. There are no parks or recreational facilities included in the project. According to the Wildomar General Plan Trails and Bikeway System Map, a Regional Trail will be located on the east side of Salida del Sol (across the street from the proposed project). The proposed project will not be required to implement a trail system. As a result no impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

15. TRANSPORTATION/TRAFFIC. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
f) Result in inadequate parking capacity?			✓	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

DISCUSSION

a) **Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Less Than Significant Impact

The project is located on the west side of Salida del Sol. Clinton Keith Road, the nearest major intersection, is approximately 280 feet the south of the project site. The project site is 0.75 miles from Interstate 15. According to the Wildomar General Plan, Salida del Sol is categorized as an Collector Street. The typical Collector Street is located within a 74 foot right-of-way and, at build-out, is expected to consist of one lane in each direction. Clinton Keith Road is designated as an Urban Arterial with a 152 foot right-of-way according to the Wildomar General Plan. Clinton Keith Road adjacent to Salida del Sol has four lanes with two in each direction.

Intersection and roadway functioning is often described by its Level of Service (LOS). LOS "A" constitutes light traffic conditions with no interruptions in service or delays at intersections. While LOS "F" represents congested and unstable conditions with slow moving traffic accompanied with significant delays at many intersections. The City General Plan establishes a citywide goal for intersection performance during peak traffic periods at Level of Service "D" or better. The existing levels of service for a typical collector street and urban arterial are shown in Table 5.

TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS

Roadway Classification	Number of Lanes	Maximum Two-Way Traffic Volume (ADT)*		
		Service Level C	Service Level D	Service Level E
Collector	2	10,400	11,700	13,000
Urban Arterial	6	43,100	48,500	53,900

* From Circulation Element of the Wildomar General Plan

The proposed project will result in additional vehicle trips on the citywide road network. The veterinary hospital is expected to generate an average of 24 AM daily vehicle trips and an average of 28 PM daily trips. Also, trip generation rates were estimated for the veterinary hospital plus build out of the 4,500 square foot commercial building pad. Full build out is expected to generate an average of 43 AM daily vehicle trips and an average of 50 PM daily trips, which is slightly more than just the development of the veterinary hospital. Most of these vehicle trips will access the citywide road network via Clinton Keith Road and Salida del Sol. It is not anticipated that the additional trips will significantly decrease the current LOS rating for Salida del Sol and Clinton Keith Road. The calculation of the estimated vehicle trips is contained in Table 6.

TABLE 6 – ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT

	Area (ft ²)	AM Trip Generation Rate	AM Trip Generated	PM Trip Generation Rate	PM Trip Generated
Veterinary Hospital	6,000	4.08 per 1000 ft ²	24	4.72 per 1000 ft ²	28
Veterinary Hospital and Future Building Pad	10,500	4.08 per 1000 ft ²	43	4.72 per 1000 ft ²	50

The proposed project is consistent with the General Plan land use designation of Business Park and therefore the project is also consistent with the circulation system requirements of the General Plan. As a result, no significant impacts are anticipated. In addition to the physical roadway improvements in front of the project, the developer will be required to mitigate any project impacts by paying its fair share toward the City of Wildomar's Development Impact Fee program and the regional Transportation Uniform Mitigation Fee (TUMF) program. These standard requirements are expected to ensure that community and areawide project impacts remain at a less than significant level.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact

Salida del Sol and Clinton Keith Road are not designated as part of the Congestion Management Program (CMP) roadway. However, it is possible that some of the vehicle trips leaving the project site via Clinton Keith Road may connect to the CMP network at Interstate 15. The proposed project could add an additional increment of traffic to the designated CMP network. The increment of potential impact associated with this project will be mitigated by the existing road network fees contained in the standard requirements. Consequently, the project will not significantly affect the designated CMP road network. As a result, no significant impacts are anticipated.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum height of the project at 29 feet (two stories) is significantly less than the height of the terrain in the vicinity of the project. Since the location and height of the project will not affect air traffic patterns or air craft operations from any private or public airport, no impacts are foreseen; therefore, no mitigation measures are required.

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

Less Than Significant Impact

The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Access and roadway improvements to Salida del Sol will be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan. Sight distance and signing and pavement striping to and at the project driveways will be reviewed at the time of final grading, landscape and street improvement plans. No significant impacts are anticipated and no additional mitigation measures are required.

e) Result in inadequate emergency access?

Less Than Significant Impact

The project has no potential to result in inadequate emergency access. Access to and from the project will be provided from Salida del Sol via Clinton Keith Road. The project will construct additional improvements to Salida del Sol per Ordinance 461 of the City of Wildomar and the Wildomar General Plan. The location and design of the project will not interfere with areawide emergency access or the implementation of local emergency response plans. As a result, no significant impacts are anticipated and no mitigation is required.

f) Result in inadequate parking capacity?

Less Than Significant Impact

The project will not result in inadequate parking capacity. On-site parking spaces will be required in accordance with the City of Wildomar Zoning Code, Chapter 17.888.030. The parking requirement for a veterinary hospital is one space per 300 square feet of gross floor area, plus one van accessible handicapped parking space. The project proposes a 6,000 square feet building which requires a minimum of 20 parking spaces per the zoning code. The project will provide 25 parking spaces plus one van accessible handicapped parking space; therefore the proposed project will be consistent with the parking requirements of Chapter 17.888.030. As a result, no impacts are anticipated and no mitigation is required.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact

Salida del Sol is categorized as an Collector Street (two lanes). Roadway improvements to Salida del Sol will be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan, including the construction of sidewalks, curbs and gutters along the property frontage. The proposed project does not include bicycle lanes, bus turnouts or other design components to support alternative transportation as part of the project design. The project's implementation will not conflict with adopted policies supporting alternative transportation. As a result, no significant impacts are expected and no mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to the issuance of any building permit, the developer shall pay the appropriate locally designated Development Impact Fees.
2. Prior to issuance of any building permit, the developer shall pay the appropriate Transportation Uniform Mitigation Fee

MITIGATION MEASURES

None.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Less Than Significant Impact

The San Diego Regional Water Quality Control Board regulates wastewater discharges within the southern portion of the City of Wildomar. The previous residence on the project site treated all wastewater onsite via an onsite sewage disposal system and leach fields. The existing sewage disposal system will be filled with concrete and abandoned. The proposed project will also treat generated wastewater and sewage onsite with an onsite subsurface sewage disposal system and leach fields located on the eastside of the property. An onsite sewage disposal feasibility investigation was prepared by T.H.E. Soils Co., Inc. to determine the feasibility of an onsite sewage treatment system for the project site. The project will be conditioned to obtain approvals from the

Riverside County Department of Environmental Health. The proposed project will not connect to the wastewater treatment system operated by the Elsinore Valley Municipal Water District (EVMWD) and therefore not impact the existing wastewater system operated by EVMWD. As a result, no significant impacts are anticipated and no additional mitigation measures are required. Urban runoff-related water quality impacts associated with project construction and operation are discussed in the Hydrology and Water Quality Section of this Initial Study.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). The previous residence on the project site utilized an onsite well for potable water. The existing well has been abandoned and will be filled with concrete. Currently, there are no water mains or infrastructure along Salida del Sol. The revised project proposes a 12 inch water line will be constructed from Clinton Keith Road, along Salida del Sol, to the driveway of the project site to be used for potable water and fire protection. The project applicant will be required to obtain a Final Will Serve Letter issued by EVMWD outlining the conditions of water service. Receipt of the Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to the proposed project prior to the issuance of building permits. The proposed project will create additional demand for water supplies, including EVMWD and the impact is considered to be less than significant.

The proposed project will not be connecting sewer service EVMWD infrastructure since there is no sewer or water main along Salida del Sol. The previous residence on the project site treated all wastewater onsite via an onsite sewage disposal system and leach fields. The existing sewage disposal system will be filled with concrete and abandoned. The proposed project will also treat generated wastewater and sewage onsite with an onsite subsurface sewage disposal system and leach fields located on the eastside of the property. An onsite sewage disposal feasibility investigation was prepared by T.H.E. Soils Co., Inc. to determine the feasibility of an onsite sewage treatment system for the project site. The project will be conditioned to obtain approvals from the Riverside County Department of Environmental Health. Consequently the project will not require or result in the construction wastewater treatment facilities or expansion of existing facilities; the construction of which could cause significant environmental effects. As a result, any potential impacts are considered incremental and less than significant.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact

The project will connect to the existing storm drainage facilities. There is an existing 36" storm drain on the project site that runs under Salida del Sol to address the water runoff from the vacant lots on the eastside of Salida del Sol. The storm drain will remain in place. On-site runoff will be incorporated into the existing drainage system after treatment by the best management practices identified in the Preliminary Water Quality Management Plan (and discussed in the Hydrology and Water Quality Section of this Initial Study). Since no new or expanded storm drain facilities are

proposed, no significant impacts are anticipated.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). The previous residence on the project site utilized an onsite well for potable water. The existing well has been abandoned and will be filled with concrete. Currently, there are no water mains or infrastructure along Salida del Sol. The revised project proposes a 12 inch water line will be constructed from Clinton Keith Road, along Salida del Sol, to the driveway of the project site to be used for potable water and fire protection. The project applicant will be required to obtain a Final Will Serve Letter issued by EVMWD outlining the conditions of water service. Receipt of the Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to the proposed project prior to the issuance of building permits. The proposed project will create additional demand for water supplies, including EVMWD and the impact is considered to be less than significant.

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

Less Than Significant Impact

As described above, the project will not be connecting sewer service provided by Elsinore Valley Municipal Water District. The previous residence on the project site treated all wastewater onsite via an onsite sewage disposal system and leach fields. The proposed project will also treat generated wastewater and sewage onsite with an onsite subsurface sewage disposal system and leach fields located on the eastside of the property. An onsite sewage disposal feasibility investigation was prepared by T.H.E. Soils Co., Inc. to determine the feasibility of an onsite sewage treatment system for the project site. The project will be conditioned to obtain approvals from the Riverside County Department of Environmental Health. Consequently the project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; the construction of which could cause significant environmental effects.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact

The main disposal sites for the proposed project area are the El Sobrante Landfill in Corona and the Lamb Canyon Sanitary Landfill in Riverside. The El Sobrante Landfill has a capacity of 10,000 tons of solid waste per day and, as of December 2004, had 172,531,000 tons of capacity available. The facility is projected to reach capacity in 2030. The Lamb Canyon Landfill has a capacity of 3,000 tons of solid waste per day and, as of August 2005, had 20,908,171 tons of capacity available. The facility is projected to reach capacity in 2023. The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. As a result, no significant impacts are anticipated.

The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all commercial projects and therefore are not considered mitigation pursuant to CEQA. Therefore, any impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact

The proposed project is 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. Mitigation measures are proposed by the Riverside County Waste Management Division to ensure compliance with the Act. Through the implementation of the mitigation measures (UTL-1), solid waste impacts resulting from the proposed project will result in a less than significant impact.

STANDARD CONDITIONS & REQUIREMENTS

1. The applicant shall obtain a Final Will Serve Letter from Elsinore Valley Municipal Water District to ensure that sufficient capacity for water is available to serve the proposed project prior to the issuance of building permits.
2. The applicant shall obtain approval from the Riverside County Department of Environmental Health for the use of a new onsite subsurface disposal system.

MITIGATION MEASURES

UTL-1 Prior to the issuance of a building permit, the project applicant shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division.

V. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to 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, 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) 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) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

a) **Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant Impact with Mitigation Incorporated

Based on evaluations and discussions contained in this Initial Study, the proposed project has a very limited potential to incrementally degrade the quality of the environment because the site was previously developed, is not in an environmentally sensitive location, and is consistent with the City of Wildomar General Plan. As a result, the proposed project will not significantly affect the environment with mitigation measures contained in this IS/MND.

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.)

Less Than Significant Impact with Mitigation Incorporated

The proposed project will have impacts that are individually limited but are not cumulatively considerable with mitigation measures. No cumulative environmental impacts have been identified in association with the proposed project that cannot be mitigated to a less than significant impact level or that were not identified through the City of Wildomar's General Plan program. Given that the project's impacts are less than significant, cumulative impacts are also not foreseen to be significant.

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

Less Than Significant Impact with Mitigation Incorporated

The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly with mitigation measures. While a number of the project impacts were identified as having a potential to significantly impact humans, with the identified mitigation measures and standard requirements these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project is not expected to cause significant adverse impacts to humans. All significant impacts are avoidable and the City of Wildomar will ensure that measures imposed to protect human beings are implemented.

VI. COMMENT LETTERS



Elsinore - Murrieta - Anza Resource Conservation District

August 20, 2009

Ms. Alia Kanani, Planner
The City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

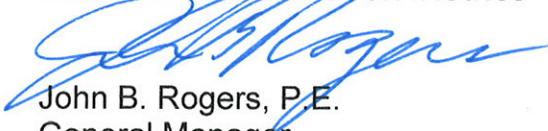
Re: Clinton Keith Animal Hospital (Project No. 08-0133)
35951 Salida del Sol

Dear Ms. Kanani,

This District has reviewed the Plot Plan and environmental documents for the referenced project, furnished to us by your office. It appears that all resource conservation issues have been or will be adequately addressed through the permitting process. The existing natural watercourse along the south property line is largely undisturbed, and impacts from the project will be minimized through the Developer's adherence to the project-specific Water Quality Management Plan.

Thank you for giving EMARCD the opportunity to review this project.

Sincerely yours,
**Elsinore – Murrieta - Anza
Resource Conservation District**



John B. Rogers, P.E.
General Manager



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 9, 2009

RECEIVED

SEP 11 2009

CITY OF WILDOMAR

Ms. Alia Kanani
City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Dear Ms. Kanani:

Re: Notice of Intent to Adopt a
Mitigated Negative Declaration for the
Clinton Keith Animal Hospital

This letter is written in response to the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the Clinton Keith Animal Hospital. The proposed project consists of a plot plan to construct a 6,000 square foot veterinary hospital on a 3.0 acre site and a zone change from Rural Residential to Industrial Park. The project also includes rough grading for a future 4,500 square foot pad area.

The Riverside County Flood Control and Water Conservation District (District) has reviewed the MND and has the following comments about the proposed Clinton Keith Animal Hospital boundary:

1. This project is located within the limits of the Murrieta Valley sub-watershed of the District's Murrieta Creek Area Drainage Plan, for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
2. The City of Wildomar is a co-permittee under the Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit for the Santa Margarita River (SMR) Watershed adopted by San Diego Regional Water Quality Control Board. This permit requires development of a project specific Water Quality Management Plan (WQMP) for certain categories of new development and significant redevelopment projects, including housing subdivisions of 10 or more dwelling units, to implement site, source and treatment control best management practices (BMPs). The BMPs are intended to minimize the discharge of pollutants in stormwater and to prevent non-stormwater discharges to the MS4. A copy of the adopted order is available at www.swrcb.ca.gov/rwqcb9/. A copy of the WQMP guidance document (Appendix O to the Drainage Area Management Plan) is available at <http://www.rcflood.org>.

Very truly yours,

A blue ink signature of Dale V. Anderson.

DALE V. ANDERSON
Engineering Project Manager

c: TLMA
Attn: Kathleen Browne
JRW:DVA:blj