

APPENDIX A-1

**INITIAL STUDY/NOTICE OF PREPARATION
(IS/NOP)**

3.0 INITIAL STUDY

3.1 ENVIRONMENTAL CHECKLIST FORM

The following pages contain the Environmental Checklist Form (Form) for the proposed project. The Form is marked with findings as to the environmental effects of the project. A checked box in column 1 requires preparation of additional environmental analysis in the form of an EIR.

As explained in Section 1.0, this analysis has been undertaken, pursuant to the provisions of CEQA, to provide the City of Calimesa with the factual basis for determining, based on the information available, the form of environmental documentation the project warrants. The basis for each of the findings listed in the attached Form is explained in Section 3.2, Environmental Analysis and Explanation of Checklist Responses.

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Oak Valley SP1 Amendment
2. **Lead Agency Name and Address:** City of Calimesa
908 Park Avenue
Calimesa, California 92320
3. **Contact Person:** Mike Turner
SunCal Companies
4. **Project Location:** The project site is located on 2,590.7 acres in the southwestern portion of the City of Calimesa in western Riverside County, immediately west of I-10 and south of the border between Riverside and San Bernardino Counties.
5. **Project Applicant:** SunCal Companies
6. **Existing and Proposed General Plan Designations:** Oak Valley SP1
7. **Existing and Proposed Zoning:** Specific Plan Area
8. **Project Description:** The proposed project will amend City of Calimesa SP1, revising the distribution, extent and/or residential density and the amount, type and distribution of non-residential land within the for the central portions of Oak Valley SP 1, commonly known as the Oak Valley Core (see Conceptual Land Use Plan as Exhibit 2. The revision reflects the changes to the Oak Valley Core as a result of lands that were previously designed for development and have been purchased by the Riverside Land Conservancy for permanent open space, as well as other option lands that may be designated as permanent open space. However, in the event the open space option is not exercised, the underlying development designations will remain open space.
9. **Existing and Proposed Surrounding Land Use and Setting:** The Oak Valley SP1 is located in the western portion of the City of Calimesa, west of Interstate 10 (I-10) south of the Riverside-San Bernardino County line. In particular, Specific Plan 1 is located north/northwest of San Timoteo

Canyon Road, San Timoteo Creek and the Union Pacific rail line west of the Southern California Edison Easement. With the exception of scattered ranch houses and agricultural/ranching related structures, the project site is generally undeveloped.

Single-family residential dwellings and a mobile home park are located near the northeast corner of the project site. Calimesa's downtown area and business district is located east of I-10. The area of the City east of I-10 is developed with an assortment of commercial (e.g., retail, food service, convenience, and personal service outlets), civic and residential uses. Land north of the project site, within the San Bernardino County cities of Redlands and Yucaipa, is developed with small ranches or agricultural uses, single-family homes, and public facilities (the Henry N. Wochalz Wastewater Treatment Facility).

The project site has varied topography including broad upland terraces, flat bottomed canyons with and without deeply incised channels, and highly incised hills with numerous steep-sided canyons. On-site vegetation is composed of several plant communities that have been heavily affected by agricultural and grazing activities. On-site plant communities include: chaparral, non-native grassland, coastal sage scrub, oak woodland, riparian woodland, and ornamental trees. The dominant plant communities present on site are chaparral and non-native grassland

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

U.S. Army Corps of Engineers Section 404 Permit
California Department of Fish and Game 1602 Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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. | <input type="checkbox"/> |
| I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. | <input type="checkbox"/> |
| I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. | <input type="checkbox"/> |
| I find that the proposed project MAY have a "potential 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. | <input checked="" type="checkbox"/> |
| I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed 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. | <input type="checkbox"/> |

Signature

Printed Name

Date

For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans and zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with agricultural zoning or Williamson Act contracts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES: Would the project:				
a) Have substantial adverse effects, 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 substantially adverse effect on any riparian habitat or other sensitive natural community identified in Issue 1(d)? Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. 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 or resident 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 Conservation Community Plan, other approved local, regional, or State habitat conservation plan?	■	□	□	□
5. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	■	□	□	□
b) Cause a substantial adverse change in the significance of archaeological resources pursuant to Section 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?	■	□	□	□

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
6. GEOLOGY AND SOILS: Would the project:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
7. HAZARDS AND HAZARDOUS MATERIALS: Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
d) Be located on a site that 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?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially degrade 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 115 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year floodplain, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. POPULATION AND HOUSING: Would the project:				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. RECREATION: Would the project:				
a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. TRANSPORTATION/TRAFFIC: Would the project:				
a) Cause an increase in the traffic that 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts and bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. MANDATORY FINDINGS OF SIGNIFICANCE:				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 the past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.2 EXPLANATIONS TO THE CHECKLIST FORM

1. Aesthetics. *Would the Project:*

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

Less Than Significant Impact. Although physical changes to the site would occur as a result of the proposed amendment to Oak Valley Specific Plan 1, potential impacts to local viewscales and/or scenic resources would be no greater than those previously identified in EIR No. 229 (Riverside County as adopted by the City of Calimesa). The proposed on-site uses will be designed, constructed, and operated per applicable design/development guidelines outlined in the City of Calimesa General Plan and design requirements in Specific Plan 1. Additionally, the proposed on-site uses will be subject to review and approval by the City's Planning Commission. Adherence to established guidelines and the conditions mandated by the Planning Commission will ensure that the project site is developed in a manner that fulfills the Community Design goals outlined in the General Plan. Therefore, aesthetic impacts related to implementation of the proposed project will be reduced to a less than significant level. Additional analysis of this issue in the EIR is not necessary.

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

Less than Significant Impact. Development within the Oak Valley Core (Amendment Area) will alter the existing visual character of the site and the surrounding area. Scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings will be identified by the City's Planning Commission and incorporated into design guidelines mandated by the City's Planning Commission. Design criteria involving scenic resources have been established in the SP1 with the goal of preserving aesthetic qualities adjacent to I-10. Therefore, impacts related to implementation of the amendment will be reduced to a less than significant level. Additional analysis of this issue in the EIR is not necessary.

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

Less than Significant Impact. Development within the Amendment Area will alter the existing visual character of the site and the surrounding area. In its adoption of the General Plan and Specific Plan No. 1, the City of Calimesa made a commitment to a change from the open space and rural character of the site to urban development. The design and construction of proposed on-site uses will comply with all applicable design guidelines contained in the Calimesa General Plan, the City's Development Code, as well as the design criteria within Specific Plan 1. Adherence to all such design standards will reduce potential impacts associated with this issue to a less than significant level. Further discussion of this issue in the project EIR is not necessary.

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

Less than Significant Impact. The Amendment Area is primarily undeveloped, with scattered ranch structures, and a few existing light sources on the site. The proposed amendment will create light and glare impacts resulting from the addition of lighting required for urban development such as streetlights, residential and commercial lighting, and vehicular lighting. However, potential lighting impacts associated with development within the Amendment Area have been previously addressed in EIR No. 229. Furthermore, the design and construction of the proposed on-site uses will comply with all applicable design guidelines contained in the Calimesa General Plan, the City's Development Code, and design criteria contained in Specific Plan 1. Adherence to all such design standards will

reduce potential light/glare impacts to a less than significant level. Further discussion of this issue in the project EIR is not necessary.

2. Agricultural Resources. In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agriculture Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?

No Impact. The Amendment Area contains lands designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The City of Calimesa Land Use Plan designates the Amendment Area for open space, commercial, community facility, and residential uses per Specific Plan No.1. No additional impacts associated with implementation of the proposed project greater than identified in EIR No. 229 will occur. Therefore, when the City adopted Specific Plan No. 1 during the adoption of the General Plan, the City acknowledged that the site would be developed and would no longer retain its former agricultural uses. Furthermore, the County of Riverside in adopting the original Specific Plan and certifying the accompanying EIR found that this impact could not be mitigated to level of non-significance and adopted a statement of overriding considerations. No further analysis of this issue in the project EIR is required.

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

No Impact. The project site is currently approved for development of residential, commercial, recreation, and community facility uses (Specific Plan No. 1). The project site is not zoned for agricultural uses or located within a Williamson Act contract area. No impact related to this issue will occur; therefore, further discussion of this issue in the project EIR is not warranted.

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

Less Than Significant Impact. While portions of the project site were once farmed, the project site is not currently utilized for agricultural production. The site has been planned and approved for the development prior to the annexation into the City of Calimesa from Riverside County. Because of the long-standing intent of both Riverside County and the City of Calimesa to develop the site with commercial, recreation, residential, and community facility uses, new impacts related to the conversion of farmland to non-agriculture uses will not occur. Additional analysis of this issue in the project EIR is not required.

3. Air Quality. Would the Project:

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

No Impact. Basin-wide air pollution levels are administered by the South Coast Air Quality Management District (SCAQMD) through the Air Quality Management Plan (AQMP). The AQMP provides a program for obtaining attainment status for key monitored air pollution standards, based on existing and future air pollution emissions resulting from employment and residential growth projections. The project site is located within the City's Specific Plan 1, which, prior to its annexation into the City of Calimesa, was a component of the Oak Valley Specific Plan (approved by Riverside County in May 1990). Development of the project site with urban uses has been planned for a minimum of 10 years.

The proposed on-site uses have been included in growth projections for the County of Riverside and/or City of Calimesa which were subsequently used as input in the formulation of the approved AQMP (approved by the Governing Board on November 11, 1996). The proposed project would decrease by 1,880 the number of residential units within the Amendment Area. The proposed reduction in the number of dwelling units will have a net benefit to air quality. Therefore, the proposed project is consistent with the AQMP and will not hinder implementation of its programs. No impact related with this issue will occur. Further discussion of this issue in the project EIR is not required.

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

Potentially Significant Impact. Grading and construction activities at the project site will result in localized increased levels of emissions and particulates. The project will also generate increased vehicle trips in the project area, leading to increased emissions and air pollutants. Additionally, the consumption of electricity and natural gas by the proposed on-site uses will generate air emissions. The project EIR will evaluate the significance of emissions and particulates generated by the proposed project and appropriate mitigation measures will be proposed to reduce significant air quality impacts.

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)?

Potentially Significant Impact. As indicated above, air pollutant emissions will be produced during the construction and operational phases of the project. These emissions will be analyzed within the context of other cumulative projects in the vicinity. The project EIR will evaluate the significance of emissions and particulates generated by cumulative projects and appropriate mitigation measures will be proposed to reduce significant air quality impacts.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Grading and construction activities on-site will likely generate temporary increased levels of particulates and emissions from construction equipment. The Amendment Area includes residential, school, and park uses. Because development within the Amendment Area would not occur all at once, these uses would be considered receptors sensitive to air emissions generated during the construction and operation of the proposed on-site uses. The project EIR will evaluate the significance of emissions and particulates generated by the proposal and appropriate mitigation measures will be proposed to reduce significant air quality impacts.

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

Less Than Significant Impact. The project proposes the construction and operation of residential, commercial, recreation and community facility uses within the 2,590.7-acre Amendment Area. Odors typically associated with such uses include those associated with the preparation of food products and temporary and/or short-term odor releases associated with construction activity (e.g., glues, paint, asphalt, etc.). The control of such odors is typically achieved through the sanitary storage and disposal of organic waste, the utilization of equipment and/or measures to contain and/or neutralize objectionable odors, and adherence to applicable City odor control measures. As required by the City, the SCAQMD and other entities, the proposed wastewater treatment plant will be designed, constructed, and operated to limit the generation and/or transmission of objectionable odors. Implementation of "best available control technology" (BACT) measures will ensure the minimalization of off-site odor transport. These measures, coupled with appropriate setbacks from sensitive off-site

uses, will reduce impacts of objectionable odors generated by the project below significance. This issue will not be addressed further in the project EIR.

4. Biological Resources. *Would the Project:*

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

Potentially Significant Impact. Existing vegetation on the site consists of a mix of chaparral/coastal sage scrub, grassland, oak woodland, and riparian scrub. The site contains moderate to high quality habitat for wildlife with a high diversity and abundance of wildlife species known or likely to occur in the project area. The mosaic of vegetation types provides diverse wildlife habitats including breeding sites for year-round and seasonally-resident wildlife, and resting and foraging areas for wintering and migratory birds.

Sensitive species are those plants and animals occurring or potentially occurring on the project site that are endangered or rare, or are of current local, regional, or State concern. The project site provides potential habitat for several species considered sensitive by the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Game (CDFG). Potential impacts to such species will be addressed in the project EIR.

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

Potentially Significant Impact. Implementation of the proposed project may result in an adverse effect on riparian habitat of other sensitive natural community identified in local or regional plans, policies, and regulations, or by the CDFG or the USFWS. Identification of these areas along with potential impacts will be addressed in the EIR.

- 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***

Potentially Significant Impact. Please refer to Response 4(b).

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

Potentially Significant Impact. The conversion of the site from former ranch land to planned urban uses may interrupt the movement/migration/dispersion of wildlife onto/through the project area. This issue will be addressed in the project EIR.

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

Potentially Significant Impact. A stated goal of the City's General Plan is the conservation and protection of significant stands of mature trees, native vegetation, and wildlife habitat within the City. To achieve this goal, the General Plan includes the following policies:

- Policy 3.1 Conserve and protect important plant communities and wildlife habitats, such as riparian areas, wetlands, oak woodlands and other significant tree stands, and rare or endangered plant/animal species by using buffers, creative site planning, revegetation and open space easements/dedications.
- Policy 3.2 Encourage the planting of native species of trees and other drought-tolerant vegetation.
- Policy 3.3 In areas that may contain important plant and animal communities, require developments to prepare biological assessments identifying species types and locations and develop measures to preserve sensitive species to the maximum extent possible.
- Policy 3.4 Allow new development to remove only the minimum natural vegetation and require the revegetation of graded areas with native plant species.
- Policy 3.5 Work with State, Federal, and local agencies in the preservation of sensitive vegetation and wildlife in the City.
- Policy 3.6 Protect and maintain sensitive biological habitats by limiting urban development and restricting off-road vehicle use in these areas.

Potential impacts related to this issue will be addressed in the project EIR.

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?

No Impact. The Amendment Area is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and, therefore, conflicts and/or impacts associated with this issue may be anticipated. However, further analysis involving the project's compliance with the MSHCP will be provided in the project EIR including an analysis of the project's ability to provide linkages, connecting habitat blocks, or core areas that are generally constrained by urbanization.

5. Cultural Resources. Would the Project:

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

Potentially Significant Impact. A cultural resource survey was conducted during preparation of EIR No. 229. A review of this survey will be conducted to ascertain the completeness and accuracy of this report, to evaluate any change in circumstance/condition of recorded historic resources, and to identify/record any previously unidentified historic resource. Potential impacts related to historic resources will be identified and (if required) mitigated in the project EIR.

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

Potentially Significant Impact. While a cultural resource survey was conducted during preparation of EIR No. 229, development of the proposed project may unearth/uncover sites of archaeological significance. Potential impacts related to archaeological resources will be identified and (if necessary) mitigated in the project EIR.

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

Potentially Significant Impact. Development of the proposed project may expose/uncover paleontological resources. An investigation into the paleontological potential of the project site will be conducted concurrent with the preparation of the project EIR. If significant impacts to paleontological resources are identified, appropriate mitigation measures will be included in the EIR.

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

Less than Significant Impact. While no formal cemeteries are located within the limits of the project site, grading and construction activities may disturb previously unknown human burial sites. If human remains are encountered during construction, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission must be contacted to determine the most likely descendent (MLD) for this area. Adherence to established standards, regulations, guidelines and/or practices pertaining to the disposition of human remains will reduce the potential impacts associated with this issue to a less than significant level. No further discussion of this issue in the project EIR is required.

6. **Geology and Soils. *Would the Project:***

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 evidences of known fault? Refer to Division of Mines and Geological Special Publication 42.***

Less Than Significant Impact. The Shadybrook Ranch and Singleton Ranch Faults have previously been mapped within the limits of the Amendment Area. However, previous investigations were unable to determine whether either fault was active or recently active. To further determine the extent and potential impacts associated with these faults the Geologic and Seismicity Report prepared for the Oak Valley Specific Plan 1 shall be updated. Additionally, prior to development of individual planning areas, a site-specific geotechnical study will be conducted to determine and evaluate the extent of potential impacts associated with this issue. Development within the limits of the project site shall be designed and constructed to meet the most current seismic safety standards included in the Uniform Building Code (UBC) and/or standards established by the City of Calimesa.

(ii) ***Strong seismic ground shaking?***

Less Than Significant Impact. Please refer to response 6a(i). Like most of southern California, the Amendment Area will be subject to future ground shaking resulting from movement on local and/or regional faults. Structures and facilities within the project site will be designed and constructed in accordance with requirements of the latest edition of the UBC for Seismic Zone 4. Adherence to these requirements will reduce potential impacts associated with this issue to a less than significant level and no further mitigation is required. No additional review of this issue in the project EIR is necessary.

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

Less Than Significant Impact. Small portions of the Amendment Area are underlain by granular materials with a high potential for consolidation. Consequently, the potential for liquefaction and/or ground failure is moderate to high in those portions of land. Areas which may be susceptible to liquefaction are generally planned for medium density-housing, public parks, and golf courses. A site-specific geotechnical study will be conducted prior to development of individual planning areas to determine and evaluate the extent of potential impacts associated with this issue. Development within the limits of the Amendment Area will be designed and constructed to meet the most current seismic safety standards for liquefaction included in the UBC and/or standards established by the City of Calimesa. Adherence to these standards will reduce potential impacts resulting from ground failure to a less than significant level. No further analysis of this issue in the EIR is required.

(iv) Landslides?

Less Than Significant Impact. Because of soil composition and greater topographic relief, portions of the project site are susceptible to landslides. Prior to development within individual planning areas, a site-specific geotechnical study will be conducted to determine and evaluate the extent of potential impacts associated with this issue. Development within the Amendment Area will be designed and constructed to meet the most current landslide safety standards included in the UBC and/or standards established by the City of Calimesa. The UBC establishes specific site investigation requirements and defines various standards by which hillside projects are assessed. Adherence to these standards will reduce potential impacts resulting from landslides to a less than significant level. No further analysis of this issue in the EIR is required.

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

Less Than Significant Impact. Soils within the Amendment Area include the Badlands and San Timoteo loam. The Badlands soils are subject to very severe erosion. The San Timoteo loam is subject to moderate to severe erosion and has a low shrink-swell potential. Compliance with National Pollution Discharge Elimination System (NPDES) permit and Stormwater Pollution Prevention Plan (SWPP) requirements as well as common construction and grading practices will reduce potential impacts related to soil erosion to a less than a significant level. Development within the Amendment Area will be required to meet or exceed the City's grading and landscaping requirements. Impacts anticipated with this issue are less than significant. No further discussion of this issue in the project EIR is 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 landslides, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. Please refer to responses 6a(iii) and 6a(iv). Bedrock units underlying the project site consist of San Timoteo Formation, older alluvial deposits on broad terraces and younger alluvium on the canyon floor. Soils on site are the Badlands and San Timoteo loam. The Badlands soils are subject to very severe erosion. The San Timoteo loam is subject to moderate to severe erosion and has a low shrink-swell potential. The proposed project will alter the geologic/seismic environment of the project site by adding commercial and residential structures in a seismically active region of southern California. Adherence to measures outlined in Responses 6a(i-iv), 6b and 6d will reduce potential landslide, liquefaction, lateral spreading, or subsidence impacts to a less than significant level. No further discussion of this issue in the project EIR is required.

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. On-site soils are expected to be moderately expansive. Potential impacts associated with expansive soils will be determined and analyzed through a site-specific

geotechnical (soils) investigation prior to development of individual planning areas. Development within the limits of the project site will be designed and constructed to meet the most current safety standards included in the UBC and/or standards established by the City of Calimesa. Adherence to these standards will reduce potential impacts resulting from expansive soil to a less than significant level. No further analysis of this issue in the EIR is required.

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

No Impact. The use of septic systems is not a component of the proposed project. Adequate and appropriate sewer facilities will be installed during project construction. Therefore, no impacts related to the suitability of the site to accommodate septic systems will occur. No additional discussion of this issue in the project EIR is necessary.

7. Hazards and Hazardous Materials. *Would the Project:*

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

Less Than Significant Impact. The potential release of hazardous materials along I-10 is an ongoing condition that is regulated by Federal, State, and local regulations. This condition will exist with or without the proposed project. At build out, there will be a potential for residents to be exposed to an accidental release of hazardous materials along I-10. However, this potential risk is no greater than that which was previously identified in EIR No. 229. Adherence to applicable City, County, State, and/or Federal regulations related to the transport, use, storage or disposal of hazardous materials will reduce the potential impacts related to the explosion and/or release of hazardous substances to below a level of significance. No further analysis of this issue in the project EIR is necessary.

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

Less Than Significant Impact. Please refer to response 7(a).

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

Less than Significant Impact. The proposed project includes three school sites. The transport, storage, handling, and retail sale of hazardous materials will adhere to applicable local, State, and Federal safety standards, guidelines and/or regulations.

Air pollutants generated by the proposed project will likely include temporary increased levels of particulates and emissions resulting from grading and construction activities during project construction, and subsequent increase of vehicular emissions resulting from additional traffic accessing the project site once construction is completed. Because the entire project will not be built at the same time, planned schools may be sensitive to air pollutant emissions during the construction as well as operation of proposed on-site uses. Estimated emissions and particulates resulting from implementation of the proposed project will be prepared as an element (air quality) of the project EIR. The project EIR will evaluate the significance of emissions and particulates generated by the proposal and appropriate mitigation measures will be proposed to reduce significant air quality impacts.

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

Less Than Significant Impact. The project site is not included on a Federal, State or local list of hazardous materials sites. Virtually any land use has some utilization of, or association with toxic and/or hazardous substances. These substances may include petroleum products, paints, household cleaners, solvents, pesticides, and herbicides. The toxicity of such substances varies. It is anticipated that the nature and quantity of materials utilized on site will be typical of those common in commercial operations and residential uses. The generation, use, storage, and disposal of hazardous materials are controlled by various Federal, State, and local regulations. Adherence to the policies, standards, and regulations of responsible entities will reduce the risk of impacts associated with hazardous materials to a less than significant level. No additional review of this issue in the project EIR is 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. Banning Municipal Airport is located approximately 11 miles east of the Amendment Area, while March Air Reserve Base is located approximately 12 miles southwest of the Amendment Area. The proposed Amendment Area is not located within an airport land use plan. No impacts related to this issue are anticipated. Additional discussion of this issue in the project EIR is not 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 proposed Amendment Area is not in the vicinity of a private airstrip. No impacts related to this issue are anticipated. No future analysis of this issue in the project EIR is required.

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

Less Than Significant Impact. The City's adopted emergency response plan and its emergency evacuation procedures are not expected to be affected by the development of the project. The Amendment Area will comply with the applicable design requirements of these plans, thus reducing potential impacts related to emergency plans to below a level of significance. No additional analysis of this issue in the project EIR is necessary.

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

Potentially Significant Impact. The transition of the Amendment Area from natural vegetation to urban uses will increase the potential for wildfire impacts. The proximity of urban development to open space may increase the potential for the spread of wildfire into/through urbanized areas. While development within the proposed amendment area will adhere to applicable and appropriate standards and regulations of responsible fire authorities, potential wildland fire impacts will be addressed in the Public Services (Fire) section of the project EIR.

8. Hydrology and Water Quality. *Would the Project:*

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

Less than Significant Impact. Under Section 402 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) issues NPDES permits to regulate waste dischargers to "waters of the nation." Waters of the nation include rivers, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. A construction project resulting in the disturbance of one or more acres requires a NPDES permit. Construction project proponents are required to prepare an SWPPP. By following Best Management Practices (BMPs) as specified by the NPDES permit and an approved SWPPP during construction, potential impacts associated with this issue will be reduced to a less than significant level. No further analysis in the project EIR is warranted.

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 preexisting 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. Implementation of the proposed project will add impervious surfaces to a site where uncovered soils currently allow the infiltration and percolation of surface water into groundwater reservoirs. A minimum of 357.8 acres, with an additional 581.3 acres if the Riverside Land Conservancy option land is exercised, will be utilized as natural open space uses. Additionally, varying amounts of land dedicated for residential, park, and school uses will be covered with permeable surface areas that allow for the movement of surface water to groundwater tables. Existing drainage courses will generally be maintained as riparian corridors, thereby maintaining an important infiltration path. The discharge of surface flows from the project site will not exceed that which currently exists. To achieve this goal, the project may incorporate features that limit the flow of surface water to pre-development levels (e.g., retention/detention basins) and/or hasten the on-site absorption of water. While a portion of the project site will be covered with impermeable surfaces, the combination of open space, golf course, park, school, and residential areas retained in permeable surfaces and measures to facilitate on-site infiltration of surface water, will reduce potential impacts related to this issue to a less than significant level. No further discussion of this issue in the project EIR is 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 substantial erosion or situation on- or off-site?*

Less than Significant Impact. Several drainage courses are present within the limits of the project site. Implementation of the proposed project will introduce impermeable surfaces in an area where such surfaces are nearly absent. The installation of impermeable surfaces generally increases the volume, rate, and course of surface flows. Any such alternation of surface flows may increase the potential for on-site and/or off-site erosion.

Adherence to applicable conditions set forth in the NPDES permit (preparation of a SWPPP and implementation of Best Management Practices (BMPs), and/or other required permits, will reduce potential impacts associated with the on- and/or off-site erosion/siltation to a less than significant level. No further discussion of this issue in the project EIR is necessary.

- 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. While the proposed project will alter the topography and surface cover on portions of the project site, the proposed project will include drainage features designed, constructed, and maintained so that the discharge of storm flows from the project site does not exceed that which currently exists. All drainage facilities and/or alteration of existing on-site drainage shall conform to applicable standards of the City of Calimesa, the Riverside County Flood Control and Water Conservation District (RCoFCWCD), the RWQCB, and/or the U.S. Army Corps of Engineers. Adherence to applicable policies of these agencies and/or other responsible entities will reduce potential impacts associated with the proposed project to a less than significant level. No further analysis of this issue in the project EIR is warranted.

- 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. Implementation of the proposed project will result in the modification of the project site's existing topography and the replacement of existing permeable surfaces with impermeable surfaces on a significant portion of the project site. These actions may alter the direction, rate, and quantity of surface flows. Drainage improvements will be installed per applicable requirements of the City and/or RCoFCWCD. Additionally, development within the limits of the project will be required to adhere to applicable conditions of an NPDES permit. Adherence to these requirements will reduce potential impacts associated with this issue to a less than significant level. No further analysis of this issue in the project EIR is required. No further analysis of this issue in the project EIR is warranted.

- f) ***Otherwise substantially degrade water quality?***

Less than Significant Impact. With the exception of the parks, dedicated open space, and private and public landscaped areas, much of the project area will be covered with impermeable surfaces (e.g., roadways, building pads, parking areas, etc.). Storm runoff from roadways and parking areas tainted by sediment, petroleum products, commonly utilized construction materials, and to a lesser extent, trace metals such as zinc, copper, lead, cadmium, and iron, can, via infiltration into local aquifers, alter the quality of local/regional groundwater. Additionally, commonly utilized landscaping products (e.g. fertilizers, herbicides, pesticides) may contribute to the degradation of surface and groundwater quality. Development of the proposed project will reduce infiltration rates, and will increase the rate and volume of surface water runoff into the drainage system. The project will be required to obtain NPDES permits from the RWCQB for grading activities and development of any parking facility. These permits contain conditions to reduce potential impacts to the quality of groundwater associated with increased surface runoff. Adherence to conditions of the NPDES and/or other required permits will reduce potential impacts related to this issue to a less than significant level. No further discussion of this issue in the project EIR is necessary.

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

No Impact. Structures and/or facilities will not be constructed or maintained within the identified 100-year flood zones; therefore, no impact related to this issue will occur. No further discussion of this issue in the project EIR is required.

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

No Impact. Because no structures or facilities will be constructed within the 100-year flood zone, flood waters will not be impeded or redirected. No impact related to this issue will occur. No further analysis of this issue in the project EIR is 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?

Less than Significant Impact. The project site drains into San Timoteo Creek, which is located south/southwest of the proposed Amendment Area. The modification of the existing topography and the installation of impervious surfaces may alter the pattern and/or volume of surface flows within the limits of the project site. Existing drainage courses will generally be maintained as riparian corridors, thereby maintaining an important infiltration path. The discharge of surface flows from the project site will not exceed that which currently exists. Required drainage improvements will be installed per applicable requirements of the City and/or Riverside County Flood Control and Water Conservation District. Adherence to applicable requirements of these entities and/or other responsible agencies will reduce potential impacts associated with this issue to a less than significant level. No further analysis of this issue in the project EIR is necessary.

j) Expose people or structures to inundation by seiche, tsunami, or mudflow?

Less than Significant Impact. The project site is not located adjacent to coastal waters; therefore, no impact related to tsunamis will occur. The design, construction, placement, and maintenance of any water retention/detention facility will adhere to applicable City, County, UBC standards, and/or previously referenced flood/erosion control requirements will reduce potential impacts associated with seiche or mudflows to a less than significant level. No additional discussion of this issue in the project EIR is required.

9. Land Use and Planning. Would the Project:

a) Physically divide an established community?

No Impact. With the exception of scattered agriculture-related structures, the Amendment Area is undeveloped. Developable area within the core area will be decreased by a minimum of 412 residential acres and by 1,880 dwelling units. Implementation of the proposed project will not divide an established community; therefore, no impacts associated with this issue will occur. No further analysis is required in the project EIR.

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 area has been previously designated and planned for the development of urban uses. The project site is located within the City's Oak Valley Specific Plan 1. The Specific Plan acts as the zoning for the project site. The proposed amendment to the Specific Plan will decrease by a minimum of 412 the amount of residential acres and by 1,880 the number of dwelling units, but the amendment is necessary in order to acknowledge the recent purchase of 357.8 acres of the site by the Riverside Land Conservancy for open space purposes and option for the purchase of an additional 761.6 acres for a similar use. However, the increase in open space will not conflict with the City's General Plan which defers to the Specific Plan for development regulations, designations and densities for the site as well recognizing the dynamics of the specific plan process.

In addition, the proposed amendment will implement portions of the Western Riverside Multiple Species Plan which identifies a portion of the site as a wildlife corridor. Therefore, conflicts with any applicable land use plan, policy or regulation will not occur. Additional analysis of this issue in the project EIR is not required.

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

Potentially Significant Impact. Please refer to Response 4(f). The Amendment Area is located in the MSHCP area and, therefore, impacts associated with this issue are anticipated. Further review of this issue will be provided in the project EIR in the biological resources analysis.

10. Mineral Resources. Would the Project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The proposed project site is not located within an area identified by the California Department of Mines and Geology as having substantial mineral resources. Implementation of the proposed project will not result in the loss of any known mineral resource of value to the region and/or state. Therefore, no impact related to this issue will occur. No further analysis of this issue in the project EIR is 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. The City's General Plan does not identify any aggregate extraction areas within the limits of the project site. Although areas within the Cities of Beaumont and Banning and portions of Riverside County have been classified by the California Department of Mines and Geology as Mineral Resource Zone 2 (areas containing significant mineral deposits or where there is high probability of their existence), this designation does not extend into the City of Calimesa. No impact associated with this issue will occur. No further discussion of this issue in the project EIR is required.

11. Noise. Would the Project:

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

Potentially Significant Impact. The proposed project consists of the construction and occupation/operation of residential, commercial, recreation, and community facility uses, as well as the installation of infrastructure improvements on 2,590.7 acres in the southwestern portion of the City. Increased traffic generated by the operation of the proposed project will result in long-term increased noise levels in the project vicinity. Additional noise impacts will be generated during the construction (short-term) and occupation/operation (long-term) of proposed on-site uses. Other major noise sources in the area include the railroad located along the southwesterly border of the Amendment Area. Existing and planned residential and school uses within and adjacent to the project site would be considered sensitive to potential noise impacts of this proposal.

A technical noise analysis will be conducted for the project EIR. This analysis will document existing noise levels in the project vicinity and evaluate the noise impacts resulting from construction and occupation/operation of the proposed project as well as any noise impacts attributable to the railroad. Particular consideration of potential noise impacts on adjacent sensitive land uses will be provided.

The analysis will include evaluation of the project impacts on ambient and projected noise levels relative to standards set forth in the City Zoning Ordinance. Mitigation measures will be identified to reduce potentially significant noise impacts.

b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Less than Significant Impact. The construction of the proposed project on-site uses will require the use of earthmoving and construction vehicles. The operation of these vehicles would temporarily increase the potential for groundborne vibration and/or noise. Vibration/noise impacts resulting from project construction will be short-term. The operation of proposed on-site uses will be required to comply with applicable City standards regarding the generation of ground vibration or groundborne noise. Adherence to these measures will reduce impacts associated with this issue to a less than significant level. No further analysis of this issue in the project EIR is required.

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

Potentially Significant Impact. As previously stated, development of the project site with residential, commercial, community facilities, and associated infrastructure will increase the amount of traffic within and adjacent to the project site. A technical noise analysis will be conducted for the project EIR. This analysis will document existing noise levels in the project vicinity and evaluate the noise impacts resulting from construction and occupation of the project. Particular consideration of potential noise impacts on adjacent sensitive land uses will be provided.

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

Potentially Significant Impact. Development of the proposed project will require the modification of the project site. Noise generated from grading and construction equipment as well as noise generated from workers' vehicles will contribute to a temporary increase in ambient noise levels in the vicinity of the project site. A technical noise analysis will evaluate potential temporary noise impacts associated with project construction and will identify appropriate mitigation measures to reduce the significance of any potential impact.

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 located approximately 11.0 miles southeast of San Bernardino International Airport and Redlands Municipal Airport, 12.0 miles northwest of March Air Reserve Base, and approximately 11.0 miles west of Banning Municipal Airport. The project site is not located in an airport land use plan area, or in a direct flight path of a nearby airport. No impact associated with this issue is anticipated. No further analysis of this issue in the project EIR is 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. The proposed project site is not within the vicinity of a private airstrip. No impact associated with this issue is anticipated. No further discussion of this issue in the project EIR is required.

12. Population and Housing. Would the Project:

- 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)?***

No Impact. The Amendment Area is located within Calimesa=s Oak Valley Specific Plan 1, which permits the development of up to 5,750 residential dwelling units. Based on a California Department of Finance (January 2003) factor of 2.4 persons per dwelling unit for the City of Calimesa, development of these units would increase the City=s population by 13,800 persons. However, the proposed amendment to Specific Plan 1 will decrease the number of dwelling units permitted within the Amendment Area by 1,880 dwelling units (with a corresponding population decrease of 4,512 of persons). The proposed amendment will not induce a substantial population growth in the area because the amendment will reduce the number of dwelling units and result in a corresponding decrease in population. The amount of acreage proposed for commercial development will also be decreased; therefore, it will not create a demand for an increase in population either. The decrease in developable acreage and the decrease in population will have a net positive impact on population and housing.

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

No Impact. Currently, the Amendment Area is undeveloped and no replacement housing is required. No further analysis of this issue in the project EIR is required. Additional analysis of this issue in the project EIR is not required.

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

No Impact. Please refer to the response 12(b).

13. Public Services. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) ***Fire Protection?***

Potentially Significant Impact. The Amendment Area lies within the territory served by the Riverside County Fire Department which serves the region in cooperation with the California Division of Forestry Protection (CDF). Potential fire service impacts associated with development of the proposed project and the potential for wildland fires will be analyzed in the project EIR. Appropriate mitigation will be identified to reduce potential impacts to a less than significant level.

- b) ***Police Protection?***

Potentially Significant Impact. The Amendment Area is presently served by the Riverside County Sheriff=s Department. Potential impacts related to the provision of police protection services will be addressed in the project EIR. Appropriate mitigation will be identified to reduce potential impacts to a less than significant level.

c) Schools?

Potentially Significant Impact. Oak Valley Specific Plan 1 permits the development of 5,750 dwelling units within the limits of the project site. The amendment to Specific Plan 1 proposes a decrease of the number of dwelling units by 1,880 and will increase the amount of land dedicated to school uses by 7.0 acres. Potential impacts development of the proposed project may have on the provision of school facilities/services will be examined in the EIR. Appropriate mitigation will be identified to reduce potential impacts to a less than significant level.

d) Parks?

Less Than Significant Impact. Please refer to Response 14 (a).

e) Other Public Facilities?

Less than Significant Impact. The proposed amendment to Oak Valley Specific Plan 1 will not significantly impact the provision of library, medical, or social services, or the maintenance of public facilities. No additional discussion of this issue in the project EIR is necessary.

14. Recreation. Would the Project:

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The Amendment Area is within Calimesa Specific Plan 1, which currently permits the development of 5,750 residential dwelling units. Based on a California Department of Finance (January 2003) factor of 2.4 persons per dwelling unit for the City of Calimesa, development of these units would increase the City's population by 13,995 persons. The proposed amendment to the Specific Plan will result in a decrease of 1,880 in the number of dwelling units (with a corresponding population decrease of 4,512 persons). The City's General Plan cites National Recreation and Parks Association (NPRA) standards for the provision of park and recreation space within a given community. These standards (for each 1,000 residents) recommend the provision of 0.25 to 0.5 acre of mini-park, 1.0-2.0 acres of neighborhood parks, and 5.0-8.0 acres of community parks. Using these factors and based on a project population with the amendment of 9,288 persons, the proposed Amendment Area will require the provision of from 58.05 to 97.52 acres of park space (inclusive of all three park categories). The proposed project includes 32.7 acres of parks and, 363.8 acres of natural open space and detention basins. The combined total of dedicated park land and natural open space amounts to 396.5 acres exclusive of the lands either previously purchased by the Riverside Land Conservancy or optioned to the Conservancy for open space purposes. Additionally, school sites within the limits of the Amendment Area provide recreational opportunities to residents during non-school hours. There are sufficient park and recreational opportunities to meet NPRA and City standards. Because recreational opportunities resulting from implementation of the proposed project exceed City requirements, no significant impact related to this issue will occur.

The decrease in the permitted number of dwelling units (and a corresponding decrease in project population) would not result in adverse impacts on neighborhood/regional parks or other recreational facilities beyond that addressed in EIR No. 229. The incorporation of 258 acres of business park and commercial development proposed in the Amendment Area will not increase the use of neighborhood/regional park and/or recreation facilities. No further analysis of this issue in the project EIR is required.

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

Less Than Significant Impact. See response to 14(a).

15. Transportation/Traffic. Would the Project:

- 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)?**

Potentially Significant Impact. Implementation of the proposed project will result in increased vehicle trips, resulting in potential roadway and intersection congestion in the project vicinity. Project trip generation estimates and project traffic impacts will be identified in a technical traffic study currently being prepared for the project EIR. The results of the technical traffic study will be incorporated as an element of the project EIR. The traffic study will include detailed evaluation of existing traffic volumes and patterns, and effects of this proposal on local traffic characteristics. Mitigation measures will be proposed to reduce potentially significant impacts.

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

Potentially Significant Impact. The proposed project will amend Oak Valley Specific Plan No. 1, altering the number and extent of residential dwellings, and modifying the amount of land designated for park, school, open space, business park/commercial, and community facility uses within the Specific Plan area. Implementation of the proposed project will substantially increase the number of vehicle trips in the local area. The project EIR will address potential impacts related to this issue. Where required, mitigation measures will be identified to reduce the level of significance of potential impacts.

- 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. Airports in the general vicinity of the project site and the City of Calimesa include: San Bernardino International Airport (SBIA) and Redlands Municipal Airport, approximately 11.0 miles to the northwest; March Air Reserve Base, approximately 12.0 miles to the southwest; and Banning Municipal Airport, approximately 11.0 miles to the east. Implementation of the proposed project will not cause or contribute to changes in air traffic patterns or air traffic volumes at any of these air facilities; therefore, no impact associated with this issue is anticipated. No further analysis of this issue in the project EIR is required.

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

Potentially Significant Impact. Implementation of the proposed project will require the installation of new roadways. The design of required transportation features must provide adequate distance and traffic flow control measures. This provision is normally realized through proper signalization and signal sequencing to facilitate roadway traffic flows. Potential adverse impacts associated with the design of the proposed project's circulation features will be assessed in the project EIR. Mitigation to reduce the significance of any such impact will be identified in the project EIR.

e) **Result in inadequate emergency access?**

Less than Significant Impact. The roadway network required to accommodate the proposed project will be designed per applicable emergency access standards/guidelines established by the City of Calimesa, the County of Riverside, the California Department of Transportation (Caltrans) and/or other responsible entities. Adherence to such standards will reduce the potential impacts associated with this issue to a less than significant level. No further discussion of this issue in the project EIR is required.

f) **Result in inadequate parking capacity?**

Less than Significant Impact. The proposed project will adhere to applicable City of Calimesa standards pertaining to the provision of parking facilities. Adherence to these standards will reduce potential parking impacts to a less than significant level. No further analysis of this issue in the project EIR is necessary.

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

Less than Significant Impact. Implementation of the proposed project will adhere to all applicable City policies, plans, and programs supporting alternative modes of transportation. Adherence to these policies will reduce potential impacts associated with this issue to a less than significant level. No further discussion of this issue in the project EIR is required.

16. Utilities and Service System. Would the Project:

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

Less than Significant Impact. Development of the project site area has been planned since 1988; therefore, wastewater treatment requirements for the area are included in the City's, California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and Yucaipa Valley Water District (YVWD) projections of future wastewater treatment requirements. Adherence to all applicable standards, regulations, and policies of the RWQCB will reduce potential impacts associated with this issue to a less than significant level. No further analysis of this issue in the project EIR is necessary.

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?**

Potentially Significant Impact. Development within the Amendment Area may require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities including the construction of a new of water tank at an off site location, the construction of which could cause significant environmental effects. The YVWD will provide wastewater treatment service to the Amendment Area. The proposed project includes the construction and operation of a wastewater treatment facility. Since inclusion of Oak Valley SP1 at the time of incorporation and its subsequent adoption as part of the City's General Plan, the entire amendment site has been annexed into the Yucaipa Valley Water District which will provide water service to the project. Although the number of proposed dwelling units at build out is being reduced from 5,750 dwelling to 3,870 dwelling units, SB 619 requires that residential developments in excess of 500 units shall require the preparation of a water supply assessment to determine whether the water supplier has adequate water supplies to meet the needs of the project in addition to its existing and planned future uses.

Potential impacts associated with development of the project as proposed will be analyzed in the project EIR.

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

Potentially Significant Impact. Development within the Amendment Area will alter the site's existing topography and drainage patterns. Such development will require that appropriate drainage facilities be designed, installed, and maintained throughout the Amendment Area. Issues related to flood control and stormwater drainage falls under the jurisdiction of the Riverside County Flood Control and the Water Conservation District. Analysis regarding potential impacts associated with changes in topography and drainage facilities will be addressed in the project EIR.

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

Potentially Significant Impact. The City Amendment Area is located within the boundaries and sphere of influence of the YVWD. The YVWD has historically relied upon reservoir and groundwater resources for its sources of supply. Potential impacts from development in the Amendment Area may have on water supplies will be analyzed in the project EIR.

- 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?**

Potentially Significant Impact. Please refer to 16(b).

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

Less Than Significant Impact. Collected refuse will be transported to the Lamb Canyon Landfill located approximately 6 miles southeast of Calimesa. This landfill is owned and operated by Riverside County. Lamb Canyon encompasses 1,088 acres with 178 acres permitted for disposal. In 1998, the Lamb Canyon Landfill expansion was approved, extending its lifespan an estimated 15 additional years. Between January and December (2000), Lamb Canyon, having a peak capacity of 1,900 tons of solid waste per day, accepted an average of 468 tons of solid waste per day.

Solid waste collection is a "demand-responsive" service and current service levels can be expanded and funded through user fees without difficulty. The developer will also coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the amendment area on a common schedule as set forth in applicable City, County or state programs. All future commercial and multifamily residential development within the Amendment Area shall comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991). The volume of solid waste generated by the Amendment Area is not anticipated to adversely impact the Lamb Canyon Landfill or other solid waste disposal facility; therefore, no additional analysis of this issue in the project EIR is required.

- g) **Comply with Federal, State, and local statutes and regulations related to solid waste?**

No Impact. Implementation of the proposed project will result in the development of residential, commercial, recreational uses, and community facilities. The collection and disposal of solid waste will conform to applicable Federal, State, and local regulations. No impact is anticipated. No further analysis of this issue in the project EIR is warranted.

17. Mandatory Findings of Significance

- 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?***

Potentially Significant Impact. Development of the proposed project will result in the modification of existing biological resources from portions of the project site. The project may impact habitat for several species considered sensitive by the U.S. Fish and Wildlife Service (USFWS) and/or the California Department of Fish and Game (CDFG). Construction and operation of the proposed land uses within the Amendment Area may affect/unearth sites of cultural and/or historical significance.

A biological report will be prepared to assess the impacts on sensitive species and habitat, while a review of the previously prepared cultural survey will be conducted to determine the presence and/or potential for items of cultural significance. These reports will assess on-site conditions, recognize potential impacts, and (when necessary), identify adequate and appropriate mitigation measures to reduce impacts associated with development of the proposed commercial uses to below a level of significance.

- 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.)***

Potentially Significant Impact. Impacts associated with the proposed project that are individually limited, but may be cumulatively considerable will be assessed in the EIR. The proposed project's contribution to cumulative impacts will be identified and mitigated in the project EIR.

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

Potentially Significant Impact. The proposed project will increase the emission of pollutants and particulate matter, generate noise within the project limits, will affect the amount and distribution of biological resources, and will impact the provision of public services. These issues will be further analyzed in the project EIR. Mitigation measures to reduce potential impacts associated with this issue will be identified in the project EIR.

4.0 LIST OF PREPARERS/REFERENCES

4.1 LIST OF PREPARERS

This document was prepared under the direct management of the City of Calimesa as Lead Agency for the proposed project, and reflects the independent judgment and position regarding the environmental consequences of the proposed project.

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4.2 REFERENCES

- *Draft Environmental Impact Report No. 229 for Oak Valley Specific Plan No. 216 (State Clearinghouse #87033011)*, Michael Brandman Associates, May 6, 1988.
- *Draft Environmental Impact Report for the City of Calimesa General Plan*, David Evans and Associates, April 1994.