

1 Introduction

The following is an analysis (hereinafter “EIR Consistency Analysis”) that compares the proposed Summerwind Commons Project (DPR 19-02, CUP 19-01, CUP 19-02, CUP 19-03, VTTM 37739, and VAR 19-02) (hereinafter “Project”) to the program Environmental Impact Report (EIR) for the Summerwind Ranch at Oak Valley Specific Plan (herein referred to as Certified EIR), certified in April 2005 by the City of Calimesa. The purpose of this analysis is to determine whether the Project is within the scope of the Certified EIR, including whether the Project is consistent with the Certified EIR and whether the Project would result in any potential impacts resulting from construction/operations of the Project that were not previously analyzed in the Certified EIR.

1.1 Purpose of the EIR Consistency Analysis

In the case of a project proposal requiring discretionary approval by the City on a project for which the City has certified an EIR for the overall project, as here, the City must determine whether the Project is exempt from further environmental review or whether a supplemental or subsequent EIR is required. The California Environmental Quality Act (CEQA) statute and the CEQA Guidelines provide guidance in this process by requiring an examination of whether, since the certification of the EIR, changes in the project or conditions have been made to such an extent that the proposal may result in substantial changes in physical conditions that are considered significant under CEQA. If so, the City would be required to prepare a subsequent EIR or supplement to the EIR. The examination of impacts is the first step taken by the City in reviewing the CEQA treatment of the Project.

CEQA provides, in Public Resources Code Section 21083.3, that if a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of CEQA to the approval of any subdivision map or other project that is consistent with the zoning or community plan “shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.” In accordance with this provision, the CEQA Guidelines provide, in Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” These provisions streamline the review of such projects and reduce the need to prepare repetitive environmental studies. Pursuant to Section 15813, the public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

In addition, in accordance with CEQA, as set forth in Public Resources Code Section 21166 and Section 15162 of the CEQA Guidelines, no subsequent or supplemental EIR shall be required unless the Lead Agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162(a); see also Public Resources Code Section 21166).

2 Summerwind Ranch at Oak Valley Specific Plan Amendment

The Summerwind Ranch at Oak Valley Specific Plan Amendment (SPA) (Amendment No. 1 to the Oak Valley Specific Plan Area No. 1) (herein referred to as Summerwind Ranch SPA) was adopted in 2005. The Summerwind Ranch SPA encompasses 2,590.7 acres within Specific Plan Area Number 1 (SP1) of the Oak Valley Specific Plan (approved in 1988). SP1 is broken down into individual planning areas. The planning area of focus for this consistency analysis is planning area TC-7, within the Town Center in the eastern portion of SP1, adjacent to Interstate (I-) 10. Planning area TC-7 encompasses 26.4 acres east of Roberts Road (new), north of Cherry Valley Boulevard and west of I-10. Planning Area TC-7 is designated development of commercial land uses consistent with the City's Community Commercial (C-C) and Neighborhood Commercial (C-N) zoning designations. The Traffic Impact Assessment (TIA) prepared for the Summerwind Ranch SPA assumed development of 196,000 square feet of commercial development within planning area TC-7, resulting in a building area density of 7,424.24 square feet per acre (sf/ac).

3 Project Description

The 11.44-acre project site is located within Planning Area TC-7 of the Summerwind Ranch SPA, generally east of Roberts Road (new), west of Roberts Road (old) and north of Cherry Valley Boulevard. Regional access to the project site is provided by Interstate 10, via Cherry Valley Boulevard. The Project site is designated Commercial (C) in the Summerwind Ranch

Specific Plan Land Use Plan. The Project would be designed and constructed consistent with the site, architectural, landscape, and infrastructure standards and design guidelines established for the Summerwind Ranch SPA.

The Project would include development of 75,200 square feet of commercial land uses, including the following mix of uses:

- 20,000 square foot health/fitness club
- 8,500 square feet of high turnover (sit-down) restaurant use
- 8,500 square feet of shopping center use
- 7,500 square feet of fast-food restaurant with drive-through window use
- 16 vehicle fueling position gas station with 3,800-square foot convenience market
- 5,000 square feet of medical-dental office use
- 12,000 square feet of clinic use
- 9,900 square feet of veterinary clinic use

The proposed development within the Project site would result in a building area density of 6,573.4 sf/ac. A total of 496 parking spaces are proposed to support commercial development, consistent with the City's parking requirements. Two driveways would provide access to the Project site from Roberts Road (new).

Landscape improvements would be installed along the perimeter of the project site, within parking areas onsite, and within the public right-of-way along the segments of Cherry Valley Boulevard and Roberts Road (new) that will be enhanced. Landscaping would also be installed within the proposed retention basin at the north end of the Project site, utilizing only native plants that are permitted within basins.

3.1 Project-Specific Traffic Impact Assessment Summary

A TIA was conducted for the Project to determine project-specific roadway and intersection impacts, consistent with **MM-T6-2 of the Certified EIR**. The TIA included the following recommended improvements to ensure adequate level of service for study are intersections:

Site Adjacent and Site Access Improvements

- Driveway 1 & Roberts Road (New):
 - Project to install a traffic signal. The northbound and southbound driveways are proposed to align and concurrent left turns can be accommodated.
 - Project to construct a southbound left turn lane and right turn lane.
 - Project to construct a westbound left turn lane with a minimum of 150-feet of storage, a through lane, and a right turn lane. The westbound right turn lane will be striped as a shared through- right turn lane in the future when Roberts Road is widened to the west with an additional receiving lane.
- Driveway 2 & Roberts Road (New):
 - Project to install a stop control on the southbound approach with a left turn lane and a right turn lane.
 - Project to construct an eastbound left turn lane with a minimum of 150-feet of storage.
 - Project to construct a westbound through lane and shared through right turn lane.
- Cherry Valley Boulevard & Roberts Road (New):
 - Project to install a traffic signal. (Note: Traffic signal already constructed. Consistent with Certified EIR, Applicant responsible for payment of fair-share cost of \$51,890 [8.6%])
 - Project to construct an eastbound left turn lane (trap lane).
 - Project to modify the existing median in order to accommodate a minimum of 200-feet of storage for the northbound left turn pocket.

- Roberts Road
 - Project to construct Roberts Road at its ultimate half-section width as an Arterial (ultimate 110-foot right-of-way) from the Phase 1 boundary to Cherry Valley Boulevard consistent with the City of Calimesa and Summerwind Ranch Specific Plan standards
 - Applicant responsible for payment of fair share cost of \$77,377 [27.4%]

Off-site Improvements

- Payment of fair share for Improvements identified in Table 1-3 of the TIA, and summarized below:
 - Brookside Avenue & Desert Lawn Drive
 - Install stop control on eastbound and westbound approaches
 - Fair Share Percentage = 22.5%
 - Fair Share Cost = \$360.00
 - I-10 Westbound Ramps & Cherry Valley Boulevard
 - Install traffic signal (existing); add westbound left turn lane (existing); add southbound left turn lane; add 2nd eastbound through-lane; add 2nd westbound through-lane
 - Fair Share Percentage = 0%
 - Fair Share Cost = \$0.00
 - I-10 Eastbound Ramps & Cherry Valley Boulevard
 - Install traffic signal (existing); add eastbound left turn lane (existing); add northbound turn lane; add 2nd westbound through-lane
 - Fair Share Percentage = 0%
 - Fair Share Cost = \$0.00
 - Calimesa Boulevard & Cherry Valley Boulevard
 - Add eastbound left turn lane (existing); install traffic signal; add 2nd westbound through-lane
 - Fair Share Percentage = 8.6%
 - Fair Share Cost = \$6,780.00

3.2 Analysis of Vehicle Miles Traveled

On September 27, 2013, Senate Bill (SB) 743 was signed into law, which creates a process to change the way that transportation impacts are analyzed under California Environmental Quality Act (CEQA). Under the new guidelines, VMT has been adopted as the most appropriate measure of transportation impacts under CEQA, effective July 1, 2020.

State California Environmental Quality Act (CEQA) Guidelines Section 15162(a) provides criteria for when a subsequent or supplemental EIR must be prepared, including the following item of relevance to this discussion:

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following...*

The Air Quality Impact Analysis for Summerwind Ranch at Oak Valley SPA (Appendix B of the Certified EIR) included modeling that specifically considered both the number and anticipated distance of vehicle trips. Thus, while VMT represents an updated metric for the analysis of transportation impacts under CEQA, and the specific methods for its measurement and evaluation have been updated and become more sophisticated, it is not a new concept.

The City conducted a general comparison of the VMT for the previously approved commercial land uses and the proposed land uses for the Summerwind Commons Project as due diligence. The trip generation rates and trip length assumptions for retail land uses from the Air Quality Impact Analysis for the SPA were used to calculate the anticipated VMT for the proposed project in comparison with Planning Area TC-7. The proposed project is anticipated to result in a total of 18,482.38 VMT. Comparatively, the current commercial land uses permitted in Planning Area TC-7 could result in approximately 48,172.16 VMT. As such, utilizing information that was available at the time the Certified EIR was prepared, we can make a reasonable assumption that the proposed project would result in a reduction in VMT by up to 62% compared to the land uses analyzed in the Certified EIR (see Attachment A).

As proven above, information regarding VMT could have been known with reasonable diligence at the time the EIR was certified in 2005. Therefore, it does not comprise “new information of substantial importance” under CEQA and does not require supplemental analysis beyond the EIR consistency analysis included in Section 4.

4 EIR Consistency Analysis

4.1 State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)

As demonstrated in the EIR Impact Analysis Summary provided in Section 4.3, the Project has been evaluated to determine whether it is exempt from further environmental review because the Project is within the scope of the Certified EIR on the basis that all proposed entitlements are consistent with the development density established by the existing zoning and development standards of the Summerwind Ranch at Oak Valley Specific Plan Amendment and additional standards from the City’s Development Code that are incorporated into SP1, the environmental effects of which were previously analyzed in the Certified EIR. In carrying out this evaluation, it has been determined that there are no project-specific significant effects which are peculiar to the Project or its site and pursuant to CEQA Guideline 15183, no further environmental review is required.

A. The Project entitlements are consistent with the land uses, densities, and other zoning and development standards set forth in the Summerwind Ranch Specific Plan, and which were analyzed in the Certified EIR.

The project site is located in Planning Area TC-1, within SP1 of the Oak Valley Specific Plan and is subject to the Summerwind Ranch at Oak Valley Specific Plan Amendment. The SPA provides a framework for land use planning and other decision-making. The site is designated Commercial (C) in the SPA; therefore, the project must comply with development standards established in the SPA for parcels designated Commercial. Commercial uses identified in the City’s Community Commercial zone (C-C) and Regional Commercial zone (C-R) are permitted within Planning Area TC-7. As discussed above, the Project would require approval of three CUPs to allow drive-thrus, liquor sales and a convenience store. In addition, the applicant requested a variance related to the quantity, height and sign face area zoning limitations including a variance to allow a taller freeway pylon at I-10, and installation of six rather than two complex identification monuments with larger sign face areas. All proposed land uses are permitted or conditionally permitted within the C-C and C-R zoning designations and no amendments to the General Plan or zoning designations would be required. Accordingly, City staff has determined that the Project would be consistent with the General Plan and zoning designations.

B. “Environmental effects that are peculiar to the project or the parcel on which the project would be located” Standard

Pursuant to Section 15183(b)(1) of the CEQA Guidelines, this section presents an examination and discussion of whether the proposed development associated with the Project may result in environmental effects that are peculiar to the project or the parcel on which the project would be located. The CEQA Guidelines further state that “if an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an EIR need not be prepared for the project solely on the basis of that impact” (CEQA Guidelines § 15183(c)). If no additional mitigation measures are required to reduce project-specific impacts to a less than significant level, other than those required in the prior EIR, then the Section 15183 exemption applies.

Minimal development has occurred within SP1 over the past 15 years. Currently, commercial and residential land uses are under construction within various land uses within SP1, consistent with their permitted land uses. The Project site itself has remained unchanged and undeveloped, dominated by nonnative grasses, ruderal vegetation, small trees and shrubs. Based on the EIR impact analysis summary presented in Section 4.3, the proposed project would not result in any new impacts that would require additional mitigation measures, beyond those required under the Certified EIR. Accordingly, City staff has determined that no impacts peculiar to the proposed project or project site would occur.

C. “Environmental effects that were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent” Standard

Pursuant to Section 15183(b)(2) of the CEQA Guidelines, this section presents an examination and discussion of whether there are any environmental effects that were not analyzed as significant effects in the Certified EIR for the Summerwind Ranch Specific Plan and other related [e.g., General Plan amendments, zoning actions, etc.] with which the Project is consistent.

The EIR Impact Analysis Summary provided in Section 4.3 includes a summary of the impact conclusions of the Certified compared to the potential impacts associated with the proposed project. As discussed in Section 4.3, the only significant and unavoidable impacts identified in the Certified EIR are associated with air quality emissions (Impact AQ-4 and Impact AQ-9). Although the proposed project has potential contribute to cumulative significant and unavoidable air quality impacts associated with operational mobile emissions and regional air emissions, as identified in the Certified EIR, no new significant impacts would occur.

D. “Environmental effects that are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action” Standard

Pursuant to Section 15183(b)(3) of the CEQA Guidelines, this section presents a discussion of and analyzes whether there are any environmental effects that are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action.

The proposed project would require off-site roadway improvements and utility connections. The required roadway improvements would comply with mitigation measures included in the Certified EIR (**MM-T2-10, MM-T2-12, MM-T2-13, MM-T2-14, MM-T4-12** and **MM-T6-1**) and compliance with policies set forth in the City’s General Plan. Off-site domestic water, recycled water, and storm drain improvements would be limited to short runs to connect to existing utility infrastructure beneath the roadway adjacent to the project site. The proposed off-site sewer improvements would extend north and west of the project site beneath existing paved roadways. The proposed sewer extension would be installed within SP1, consistent with the Sewer Master Plan for the SPA. As such, off-site utility and roadway improvement would not result in new or more severe impacts than those analyzed in the Certified EIR.

The discussion for 4.1(D) above describes the significant and unavoidable cumulative air quality impact identified in the Certified EIR. Although the proposed project has potential contribute to cumulative significant and unavoidable air quality impacts associated with operational mobile emissions and regional air emissions, as identified in the Certified EIR, no new significant impacts would occur. In addition, as identified in Section 4.3, the proposed project would not result in more severe impacts for any environmental resource category than those analyzed in the Certified EIR.

E. “Environmental effects that are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.” Standard

Pursuant to Section 15183(b)(4) of the CEQA Guidelines, this section presents a discussion of and analyzes whether there are any environmental effects that are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The City deemed updated analysis with regards to biological resources was appropriate for the proposed project in order to confirm whether the project implementation would result in new information of substantial importance. Based on the Least Bell’s Vireo and Southwest Willow Flycatcher Habitat Assessment and Jurisdictional Delineation conducted for the Project site, the City confirmed the boundaries of the drainage feature located approximately 500 feet north of the Project site and existing habitat conditions within the drainage feature. The additional analysis associated with biological resources confirmed the findings of the Certified EIR. The results of these studies are included in the biological resources analysis in Section 4.3 below.

A project-specific TIA was prepared, consistent with MM-T6-2 of the Certified EIR. Based on the estimated trip generation for the Project (4,004 average daily trips), the proposed project would result in 4,393 fewer average daily trips than anticipated development within planning area TC-7 analyzed in the Certified EIR. All recommended transportation improvements included in the TIA to improve study area intersections to an acceptable LOS would comply with mitigation measures included in the Certified EIR (**MM-T2-10, MM-T2-12, MM-T2-13, MM-T2-14, MM-T4-12** and **MM-T6-1**) and compliance with policies set forth in the City’s General Plan.

Accordingly, City staff has determined that the “new information” presented in the updated biological analysis and project-specific TIA would not result in more severe adverse impacts than discussed in the Certified EIR.

4.2 State CEQA Guidelines Section 15162 (Subsequent or Supplemental EIR)

Alternatively, and as also demonstrated in the EIR Impact Analysis Summary provided in Section 4.3, no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified.

The discussion in this section confirms that the Project has been evaluated for significant impacts pursuant to CEQA and no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified. Under Section 15162, the determination here is that the project’s impacts have been considered in an EIR (i.e., the Summerwind Ranch at Oak Valley Specific Plan EIR) that was reviewed and certified by the City Council, and that the EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed project.

A. “Substantial Changes in the Project” Standard

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this section presents a discussion of whether the proposed development associated with the Project constitutes a substantial change in the project analyzed in the Certified EIR, that

would require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The project site is within Planning Area TC-7 of SP1. The Project include development of commercial land uses, consistent with the existing land use and zoning designations. Some of the proposed commercial land uses, such as gas station, drive-thru fast food, and fitness center, would require approval of a Conditional Use Permit (CUP), to ensure the conditionally permitted land uses are designed to provide consistency with permitted commercial land uses (i.e. stacking/queuing for drive-through lanes, requirements for alcohol sales, hours of operation, etc.). Proposed development within the project site would include reduced building density by approximately 12 percent compared to permitted commercial land uses analyzed in the Certified EIR. Overall, development of the Project would not result in any substantial changes from what has been previously analyzed, would not involve new significant impacts not identified in the EIR or result in a substantial increase in the severity of previously identified significant impacts. The proposed Project, therefore, does not constitute a substantial change in the project.

B. “Substantial Changes in the Circumstances” Standard

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this section presents a discussion of whether changes to the project site or the vicinity (environmental setting) have occurred subsequent to the certification of the previous EIR that would result in new significant impacts or a substantial increase in the severity of a previously identified significant impact that were not evaluated and mitigated by the previous EIR.

Minimal development has occurred within SP1 over the past 15 years. Physical changes that have occurred throughout SP1, since approval of the Summerwind Ranch at Oak Valley Specific Plan Amendment, and associated EIR in 2005, include construction of infrastructure and roadways. Currently, commercial and residential land uses are under construction within various land uses within SP1, consistent with their permitted land uses. The Project site itself has remained unchanged and undeveloped, dominated by nonnative grasses, ruderal vegetation, small trees and shrubs.

Based on the environmental baseline identified in the Certified EIR, and the aforementioned physical changes to SP1, the project site is in similar condition as originally analyzed. Thus, the Project would not result in substantial physical changes to the project site from what was included in the Certified EIR that would affect any issue of environmental significance.

One of the requirements of CEQA is the examination of whether a proposed project would conflict with existing plans and regulations, including the General Plan, zoning regulations, and other planning documents. Inconsistencies may suggest that a project would have environmental effects that have not been identified in advance, and for which planning or analysis has not occurred. Permitted land uses and zoning designations within SP1 are consistent with the City’s General Plan and Municipal Code. As discussed above, the Project would require approval of three CUPs and a variance, but no amendments to the General Plan or zoning designations would be required. Accordingly, City staff has determined that the Project would be consistent with the General Plan and zoning designations.

Based on the above, the proposed project would not result in any new circumstances that would result in new significant impacts or substantially more severe impacts from what has been anticipated for the site in the previous environmental document.

C. “New Information of Substantial Importance” Standard

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this section includes a discussion of whether the proposed project would result in new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified. New information of substantial importance

includes: (1) one or more significant effects not discussed in the previous EIR; (2) significant effects previously examined that are substantially more severe than shown in the previous EIR; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (4) mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based on the proposed Project, the City deemed updated analysis with regards to biological resources appropriate in order to confirm whether the proposed Project would result in new information of substantial importance. Based on the Least Bell's Vireo and Southwest Willow Flycatcher Habitat Assessment and Jurisdictional Delineation conducted for the Project site, the City confirmed the boundaries of the drainage feature located approximately 500 feet north of the Project site and existing habitat conditions within the drainage feature. The additional analysis associated with biological resources confirmed the findings of the Certified EIR, and would not constitute "new information" that was not known or could not have been known at the time the Certified EIR was prepared. The results of these studies are included in the biological resources analysis in Section 4.3 below.

Prior to July 1, 2020, transportation impacts relied on Level of Service (LOS) impacts. As such, the Certified EIR did not specifically analyze VMT affects associated with transportation impacts. Although VMT analysis was not required for analysis of transportation impacts at the time the Certified EIR was prepared, the Air Quality Study included as Appendix B of the Certified EIR included modeling that specifically considered number and anticipated distance of vehicle trips. A general comparison of the VMT for the previously approved land uses and the proposed land uses for the Summerwind Commons Project is included in Section 3.2. The comparison concluded that the proposed project would result in a reduction in VMT due to the overall proposed reduction in land use density. As such, VMT analysis does not comprise "new information of substantial importance" under CEQA.

The requirements of site plan and design review, prior to construction and operation, are requirements that apply to activities generally on the Project site, and do not reflect inconsistency with the City's regulations that have been approved for the Summerwind Ranch at Oak Valley SPA. The analysis in the Certified EIR, to the extent the analysis relied on review and approval of a project that would follow the standards and requirements as set forth in planning documents, is unchanged and valid. The changes do not raise issues of environmental significance under CEQA.

4.3 EIR Impact Analysis Summary

The organization of this analysis follows Section 3, Environmental Analysis, from the Certified EIR. This analysis provides a brief summary of the environmental analysis from the Certified EIR, addresses potential impacts associated with the Project, and describes whether the Project is within the scope of the Certified EIR such that no further environmental review is required, and whether the Project would be consistent with the findings and mitigation measures identified in the Certified EIR, resulting in less than significant impacts. This analysis is intended to provide a general overview that supports the City’s finding that the Project is within the scope of the Certified EIR and consistent with the Certified EIR and no additional environmental review is required pursuant to the California Environmental Quality Act (CEQA), as detailed in Section 4.1.

Please note: Mitigation measures highlighted in bold are those applicable to the proposed project. Any mitigation measures that are not bolded are not applicable to the proposed project.

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
Aesthetics			
Impact A1 Visual Resources	New development within SP1 could affect undeveloped hillsides, but no designated scenic resources or features were identified within SP1. Impacts to visual resources determined to be less than significant with implementation of MM-A1 (compliance with SP development standards and design guidelines).	CONSISTENT: The Project would include development within an undeveloped area. The proposed building area for commercial development would yield lower density than estimated development within TC-7 assumed in the TIA for the Summerwind Ranch SPA (2005). Nonetheless, the applicant would be required to comply with MM-A1 , to ensure impacts are reduced to less-than-significant level.	MM-A1 Compliance with SP Development Standards and Design Guidelines
Impact A2 Visual Quality	Potential impacts to visual quality of open space areas and ridgelines with SP1. Impacts would be less than significant with implementation of MM-A2 (applies to PA A-9, C-1, C-9, C-12, and D-11).	CONSISTENT: The Project is proposed with planning area TC-7, near the I-10 freeway. Project development would not affect any areas designated for open space or any ridgelines within the Specific Plan area. Impacts would be less than significant (MM-A2 does not apply to Project).	<i>No applicable mitigation measures for Impact A2.</i>
Impact A3 Light and Glare	New development within SPA would introduce new sources of light and glare to undeveloped area. Potential impacts would be less than significant with implementation of MM-A3 (compliance with SP development standards and design guidelines).	CONSISTENT: Proposed development would introduce new sources of light and glare through installation of on-site lighting and increased lighting from vehicles accessing the project site. The applicant would be required to implement MM-A3 during project design to ensure lighting impacts are reduced to less-than-significant level.	MM-A3 (same as MM-A1)

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
Impact A4 Cumulative Aesthetic Impacts	In combination with other nearby proposed development, the proposed development would contribute to cumulative aesthetic impacts in the largely undeveloped project area. Potential cumulative impacts would be less than significant with implementation of MM-A4	Consistent: The proposed development would contribute to the urban development of the largely undeveloped SP1 area. Implementation of MM-A4 would ensure that potential cumulative impacts are minimized, resulting in a less than significant impact.	MM-A4 (same as <i>MM-A1</i>)
Air Quality			
Impact AQ1 Fugitive Dust	Emissions were calculated assuming 175 acres of the project area is under construction at any point during build-out of SP1. Construction activities would result in approximately 340.73 pounds/day of PM ₁₀ , which would exceed the SCAQMD threshold of 150 pounds/day. Construction impacts associated with fugitive dust could be reduced to less-than-significant levels with implementation of dust abatement measures included in MM-AQ1 .	CONSISTENT: Development of the Project would require ground disturbance that would temporarily increase fugitive dust emissions during construction activities. To ensure Project construction does not contribute to an increase of fugitive dust emissions in excess of the SCAQMD daily threshold, the applicant must implement MM-AQ1 (SCAQMD Rule 403) during construction activities. With implementation of applicable mitigation, impacts associated with increased fugitive dust emissions would be less than significant .	MM-AQ1 SCAQMD Rule 403
Impact AQ2 Local and Regional Air Quality	Construction activities would result in exhaust emissions from use of on- and off-road heavy equipment. Emission were calculated assuming 20-40 pieces of heavy equipment would be utilized at any one time. Emission of NO _x , ROG, and CO would exceed SCAQMD thresholds. Implementation of MM-AQ2-1 (use of low emission/high efficiency construction equipment), MM-AQ2-2 (regular engine maintenance) and MM-AQ2-3 (use of alternative fuels where possible) would reduce emissions below SQAQMD thresholds, resulting in a less-than-significant impact.	CONSISTENT: Project construction activities would result in a temporary increase in exhaust emissions, consistent with analysis in the Certified EIR. To ensure that increased emissions of NO _x , ROG, and CO would not exceed SCAQMD thresholds, the applicant must implement MM-AQ2-1 through MM-AQ2-3 during construction activities. With implementation of applicable mitigation, impacts associated with increased exhaust emissions during construction would be less than significant .	MM-AQ2-1 Energy efficient construction equipment MM-AQ2-2 Regular engine maintenance MM-AQ2-3 Use of alternative fuels where possible
Impact AQ3 SQAQMD Threshold (VOC)	Construction activities generate evaporative emissions of volatile organic compounds (VOCs) from paints, solvents, asphalt, roofing tar, and other coatings. Application of architectural coatings would be limited to an average of no more than 225 gallons per week	CONSISTENT: Construction activities would result in increased emission of VOCs, consistent with analysis in the Certified EIR. To ensure that increased VOC emissions would not exceed SCAQMD thresholds, the applicant must implement MM-AQ-3 during construction	MM-AQ3 Architectural coating limitations

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	and/or use of “Zero-VOC” paints (MM-AQ3) to ensure VOC emissions do not exceed SCAQMD thresholds, resulting in less-than-significant impacts.	activities. As such, impacts associated with VOC emission would be less than significant .	
Impact AQ4 Operational Mobile Emissions	Traffic emissions associated with generation of 95,366 average daily trips constitutes the largest air quality impact associated with the Summerwind Ranch SPA. Operation-related emissions for ozone-forming pollutants ROC, NO _x , CO, and PM-10 exceed SCAQMD thresholds, even with implementation of MM-AQ4-1 (on-site bicycle trails), MM-AQ4-2 (transportation site improvements), MM-AQ4-3 (residences exceed minimum energy construction requirements), MM-AQ4-4 (park and ride lots near freeway access), and MM-AQ4-5 (Bus Route 36 extension). Impacts associated with operational mobile emissions would be significant and unavoidable .	CONSISTENT: The Project would result in 4,393 fewer ADT than anticipated development within planning area TC-7 analyzed in the Certified EIR. To reduce potential emissions associated with Project-generated traffic, the applicant must design and implement the Project consistent with MM-AQ4-1, MM-AQ4-2, and MM-AQ4-4 . MM-AQ4-3 and MM-AQ4-5 are not applicable to the Project. Even with implementation of applicable mitigation, the Project would contribute to a cumulative significant and unavoidable impact associated with operational mobile emissions. The City adopted a Statement of Overriding Considerations for this significant and unavoidable impact when the Summerwind Ranch SPA was approved in 2005. As such, Project-related mobile emissions would be covered by the Certified EIR analysis and no new significant impacts would occur.	MM-AQ4-1 On-site bicycle trails MM-AQ4-2 On-site transportation improvements MM-AQ4-4 Park and Ride lots near freeway access
Impact AQ5 AQMP Consistency	The Summerwind Ranch SPA complies with the County’s air quality program. Therefore, this impact is considered less than significant .	CONSISTENT: The Project would comply with the County’s air quality program. Therefore, this impact is considered less than significant .	<i>No mitigation measures for Impact AQ5.</i>
Impact AQ-6 Local emissions impacts	No sensitive receptors are located within a quarter mile of any facilities that emit point source emissions, nor are residential uses proposed adjacent to congested roadways. As such, impacts to sensitive receptors would be less-than-significant .	CONSISTENT: The Project includes development of commercial land uses. No land uses that emit point source emission are proposed. As such, operation of the Project would not result in local emission impacts to potential future sensitive receptors within planning areas west of Roberts Road (new). Therefore, impacts associated within local emissions would be less than significant .	<i>No mitigation measures for Impact AQ6.</i>
Impact AQ7 Odor impacts	The proposed treatment facility within the SP1 is a Membrane Bio Reactor (MBR), which emits less emissions and objectionable odors than a typical wastewater treatment facility. The MBR would include design features to control potential odor impacts, resulting in a less-than-significant odor impact.	CONSISTENT: The proposed wastewater treatment facility would not be constructed within or near the Project site. Project construction would result in short-term odor impacts due to operation of heavy construction equipment. There are no existing sensitive receptors located in close proximity to the project site, and odor	<i>No mitigation measures for Impact AQ7.</i>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
		impacts would cease upon completion of construction. Therefore, odor impacts would be less than significant .	
Impact AQ8 CO emissions	None of the study area intersections analyzed would result in one-hour CO levels near the 20 PPM CO hotspot threshold. Impacts associated with CO emission would be less-than-significant .	CONSISTENT: Project development would be lower density than anticipated development within TC-7 in the Certified EIR. As such, the Project would result in lower ADT than development analyzed in the Certified EIR. Therefore, ADT at study area intersections would not result in CO hotspots. Impacts associated with CO emission would be less-than-significant .	<i>No mitigation measures for Impact AQ8.</i>
Impact AQ9 Cumulative Air Quality Impacts	The Summerwind Ranch SPA would individually result in a significant unmitigable regional impact on air quality. Therefore, in conjunction with the development of other projects, it would result in a significant unmitigable cumulative impact on regional air quality. Cumulative air quality impacts would be significant and unavoidable .	CONSISTENT: Project development would be lower density than anticipated development within TC-7 in the Certified EIR. As such, construction and operational air emissions are anticipated to be reduced compared to planning area TC-7 development analyzed in the Certified EIR. Mitigation measures identified for Impact AQ1 through AQ4 (See MM-AQ9) would be implemented to reduce potential air emissions but build-out of the Summerwind Ranch SPA would result in significant and unavoidable cumulative air emissions impacts. The City adopted a Statement of Overriding Considerations for this significant and unavoidable impact when the Summerwind Ranch SPA was approved in 2005. As such, Project-related air emissions would be covered by the Certified EIR analysis and no new significant impacts would occur.	<p>MM-AQ1 SCAQMD Rule 403</p> <p>MM-AQ2-1 Energy efficient construction equipment</p> <p>MM-AQ2-2 Regular engine maintenance</p> <p>MM-AQ2-3 Use of alternative fuels where possible</p> <p>MM-AQ3 Architectural coating limitations</p> <p>MM-AQ4-1 On-site bicycle trails</p> <p>MM-AQ4-2 On-site transportation improvements</p> <p>MM-AQ4-4 Park and Ride lots near freeway access</p> <p>MM-AQ-9 Implementation of mitigation for construction and operations</p>
Biological Resources			
Impact BR1 Impacts to sensitive habitat (coastal sage scrub)	Build-out of the Summerwind Ranch SPA would permanently affect approximately 99.3 acres of native coastal sage scrub, considered sensitive by CDFG. Impacts would primarily occur as a result of road and housing construction activities. With implementation of MM-BR1 (compliance with MSHCP	CONSISTENT: Based on Figure 2 of the Biological resources Report prepared for the Summerwind Ranch SPA, an area of coastal sage scrub habitat is located in the northwest portion of the Project site. MM-BR1 requires preservation of approximately 135.4 acres of coastal sage scrub habitat within SP1, within MSHCP Criteria Area Cells. As such, Project impacts to coastal	<i>No applicable mitigation measures for Impact BR1.</i>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	requirements), impacts would be reduced to less-than-significant .	sage scrub would be less than significant , and MM-BR1 would not be applicable.	
Impact BR2 Impacts to sensitive habitat (native oak)	Build-out of the Summerwind Ranch SPA would permanently affect approximately 20.8 acres (236 oak trees) of native oak woodland, considered sensitive by CDFG. Impacts would primarily occur as a result of road and housing construction activities. With implementation of MM-BR2 (oak tree planting and restoration plan), impacts would be reduced to less-than-significant .	CONSISTENT: Based on Figure 2-17 of the Certified EIR, there are no oak trees located within planning area TC-7. As such, Project impacts to native oak woodland habitat would be less-than-significant , and MM-BR2 would not be required.	<i>No applicable mitigation measures for Impact BR2.</i>
Impact BR3 Impacts to sensitive habitat (riparian woodland)	Build-out of the Summerwind Ranch SPA would permanently affect approximately 0.3 acres of native riparian woodland habitat, considered sensitive by CDFG. Impacts would occur primarily as a result of road and housing construction activities. With implementation of MM-BR3 (on-site and off-site habitat creation or enhancement), impacts would be reduced to less-than-significant .	CONSISTENT: Based on Figure 3 of the Biological Resources Report prepared for the Summerwind Ranch SPA, all riparian woodlands scrub habitat within SP1 is located west of Roberts Road (new). As such, the Project would have no impact on riparian woodland scrub habitat, and MM-BR3 would not be required.	<i>No applicable mitigation measures for Impact BR3.</i>
Impact BR4 Indirect impacts to sensitive habitat	Indirect impacts to coastal sage scrub, oak woodland, and riparian woodland habitat would potentially occur as a result of grading activities during project construction activities. With implementation of MM-BR4 (native seed mix application), impacts would be reduced to less-than-significant .	CONSISTENT: The Project has potential to indirectly affect sensitive habitat within SP1 if graded areas within the Project site are left bare, thus encouraging introduction of exotic and/or invasive species. As such, the applicant must implement MM-BR4 , as necessary, to reduce potential indirect impacts to sensitive habitat to a less-than-significant level.	MM-BR4 native seed mix application
Impact BR5 Impacts to wetland riparian habitat	Construction within SP1 would permanently affect approximately 0.2 acres of jurisdictional wetland riparian woodland habitat within planning area TC-3. With implementation of MM-BR5 (wetland creation, restoration, or enhancement), impacts would be reduced to less-than-significant .	CONSISTENT: The nearest drainage feature to the project site, located approximately 500 feet to the north, was mapped in a Jurisdictional Delineation (JD) conducted for the Project in 2019. The results of the JD confirmed that the drainage feature is outside the proposed area of development and not a designated wetland. As such, development of the Project would have no impact on jurisdictional wetland riparian woodland habitat, and MM-BR5 would not be applicable.	<i>No applicable mitigation measures for Impact BR5.</i>
Impact BR6 Impacts to wetland	Construction within SP1 would permanently affect approximately 1.4 acres of jurisdictional wetland meadow habitat within planning area	CONSISTENT: Potential direct impacts to jurisdiction wetland meadow habitat would be limited to 1.4 acres within planning area TC-3, located northwest of the	<i>No applicable mitigation measures for Impact BR6.</i>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
meadow habitat	TC-3. With implementation of MM-BR6 (wetland creation, restoration, or enhancement), impacts would be reduced to less-than-significant .	project site. A JD conducted for Project in 2019 confirmed that no wetland habitat is present within the nearest drainage feature to the project site, located approximately 500 feet to the north. As such, development of the Project would have no impact on jurisdictional wetland meadow habitat, and MM-BR6 would not be applicable.	
Impact BR7 Impacts to non-wetland Waters of the U.S	Construction within SP1 would directly and permanently impact approximately 2.0 acres of non-wetland waters of the U.S (waters of the state were also considered). Direct impacts to ephemeral and intermittent drainages would be reduced through implementation of MM-BR7 (habitat creation, restorations, or enhancement). As such, direct impacts to non-wetland waters of the U.S./state would be less than significant .	CONSISTENT: The nearest drainage feature to the Project site, located approximately 500 feet to the north, was mapped in a JD prepared for the Project in 2019. The JD concluded that drainage feature includes approximately 0.51 acres of non-wetland waters of the United States. Due to the distance of the drainage feature from the Project site, development of the Project would have no impact on nearby jurisdictional features, and MM-BR7 would not be applicable.	<i>No applicable mitigation measures for Impact BR7.</i>
Impact BR8 Indirect impacts to jurisdictional features	Permanent indirect impacts could occur to jurisdictional wetlands and waters in the future if the graded areas are left bare once construction activities are complete within planning area TC-3, thus encouraging introduction/invasion of exotic species within SP1. With implementation of MM-BR8 (habitat monitoring program), impacts would be reduced to less-than-significant .	CONSISTENT: The nearest drainage feature to the Project site, located approximately 500 feet to the north, was mapped in a JD prepared for the Project in 2019. The JD concluded that drainage feature includes approximately 0.51 acres of non-wetland waters of the United States. Due to the distance of the drainage feature from the Project site, development of the Project would have no impact on jurisdictional wetlands or waters, and MM-BR8 would not be applicable.	<i>No applicable mitigation measures for Impact BR8.</i>
Impact BR9 Impacts to special status birds	Build-out of the Summerwind Ranch SPA would directly and permanently impact approximately 0.3 acres of suitable habitat for least bell's vireo and southwestern willow flycatcher (riparian woodland habitat). Mitigation requirements for permanent direct impacts to the least Bell's vireo and southwestern willow flycatcher habitat will be met through on-site preservation in Criteria Area Cells (Quadrant 479), consistent with MM-BR9-1 (on-site preservation within Criteria Area Cells) and MM-BR9-2 (pre-construction surveys). As such, direct impacts to least bell's	CONSISTENT: A habitat assessment for least Bell's vireo and southwest willow flycatcher was conducted in 2019 for a 40-acre area, including the Project site. The habitat assessment focused on the drainage channel located approximately 500 feet north of the Project site. The habitat assessment concluded that existing vegetation within the drainage channel the vegetation to support nesting habitat for the subject species, and pre-construction surveys pursuant to MM-BR9-2 would not be required. In addition, impacts to the subject habitat would be mitigated through on-site preservation in Criteria Area Cells (Quadrant 479) outlined in Table 3.3-4, consistent with MM-BR9-1. As such, Project	<i>No applicable mitigation measures for Impact BR9.</i>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	vireo and southwest willow flycatcher habitat would be less than significant .	development would have no impact on the subject habitat, and MM-BR9-1 and MM-BR9-2 are not applicable to the Project.	
Impact BR10 Impacts to birds listed under MBTA and BEPA	Vegetation clearing and grading within SP1 would result in temporary and permanent direct impacts to bird species listed under the Migratory Bird Treaty Act (MBTA) or Bald Eagle Protection Act (BEPA), if construction activities are conducted during nesting season (March 15 and August 15). If clearing and grubbing must occur during nesting season, implementation of MM-BR10 (pre-construction surveys and worker environmental awareness program) would ensure impacts to nesting birds are less than significant .	CONSISTENT: Construction activities associated with the Project have potential for temporary and permanent direct impacts to bird species listed under the MBTA and BEPA, due to tree removal, excessive noise and new sources of lighting. If construction activities must take place during nesting season (March 15 through August 15), the applicant must implement MM-BR10 to ensure impacts to nesting birds would be reduced to a less-than-significant level.	MM-BR10 Pre-construction nesting bird surveys
Impact BR11 Habitat fragmentation	Development of the Summerwind Ranch SPA could result in indirect permanent impacts associated with habitat fragmentation for least bell's vireo and southwestern willow flycatcher. Habitat Fragmentation would be reduced through implementation of MM-BR11 (on-site-preservation), consistent with preservation under MM-BR3, MM-BR9-1 and MM-BR9-2.	CONSISTENT: Based on Figure 2 of the Biological Resources Report prepared for the Summerwind Ranch SPA, no suitable habitat for least bell's vireo or southwestern willow flycatcher is present within the Project site. In addition, impacts to the subject habitat would be mitigated through on-site preservation on-site preservation in Criteria Area Cells (Quadrant 479) outlined in Table 3.3-4, consistent with MM-BR11. As such, Project development would not result in habitat fragmentation for the subject avian species. No impact would occur, and MM-BR11 is not applicable to the Project.	<i>No applicable mitigation measures for Impact BR11.</i>
Impact BR12 Indirect impacts to sensitive species	Habitat alteration within the upland and riparian areas could result in indirect impacts to sixteen sensitive species detected on-site. The 16 sensitive species are "covered species" within the MSHCP. Impacts to the subject species would be reduced through implementation of MM-BR12 (MSHCP Compliance). Therefore, indirect impacts to special-status species would be less than significant .	CONSISTENT: Development of the Project has potential to impact special status species previously identified within SP1. The Project applicant would be required to comply with MM-BR12 , including payment of applicable fees, focused surveys, and other measures, as applicable. With implementation of MM-BR12 , indirect impacts to special status species would be less than significant .	MM-BR12 MSHCP Compliance

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
<p>Impact BR13 Impacts to MSHCP wildlife corridor areas</p>	<p>Development and operation of the Summerwind Ranch SPA would result in permanent direct impacts to MSHCP-designated wildlife corridors. The SPA was designed in compliance with MM-BR13 to accommodate important corridors/linkages for wildlife movement along Proposed Linkage 12 and Proposed Constrained Linkage 23 within project Criteria Area Cell 411. As such, impacts to wildlife corridor areas would be less than significant.</p>	<p>CONSISTENT: Development of the Project would not directly affect wildlife linkage areas. Indirect impacts to wildlife linkages would be offset through preservation of open space within Criteria Cell 411, through implementation of MM-BR13. As such, Project development would have no impact on wildlife corridors, and MM-BR13 is not applicable to the Project.</p>	<p><i>No applicable mitigation measures for Impact BR13.</i></p>
<p>Impact BR14 Indirect impacts to MSHCP wildlife corridor areas</p>	<p>Permanent indirect impacts to MSHCP-designated wildlife corridor areas could occur due to introduction of exotic species introductions, noise, human activity, and nighttime lighting influences to the adjacent linkage areas. Implementation of MM-BR14 would reduce indirect impacts to wildlife corridor areas to a less than significant level.</p>	<p>CONSISTENT: Development of the Project would not directly affect wildlife linkage areas. Indirect impacts to wildlife linkages would be offset through preservation of open space within Criteria Cell 411, through implementation of MM-BR14 (same as MM-BR13). As such, Project development would have no impact on wildlife corridors, and MM-BR14 is not applicable to the Project.</p>	<p><i>No applicable mitigation measures for Impact BR14.</i></p>
<p>Cultural Resources</p>			
<p>Impact CR1 Impacts to cultural resources sites</p>	<p>Development of the Summerwind Ranch SPA would affect four cultural resources eligible for the California Register. Implementation of MM-CR1 (preconstruction salvage) would be required within planning areas C-8, D-1, and TC-1 to reduce impacts to a less-than-significant level.</p>	<p>CONSISTENT: Cultural resources identified within SP1 that are eligible for the California Register were located outside the Project site. In addition, although tribal consultation is not required pursuant to Assembly Bill (AB) 52, the City sent notice of the Project to five local Native American tribes on April 30, 2020 to seek their informal input on tribal cultural resources in the Project vicinity. The City received two responses to the notices. A tribal representative for the San Manuel Band of Mission Indians (SMBMI) responded via email on June 5, 2020, stating that SMBMI understands the project is within SP1, covered by the Certified EIR, and the Tribe has no concerns within SP1. A Tribal representative for the Soboba Band of Luiseno Indians sent a response letter to the City of May 28, 2020. The letter noted the project site is within the Tribe's Traditional Use Area and requested informal consultation with the City. The City met with the Tribe in-person on June 18, 2020. The Tribe</p>	<p><i>No applicable mitigation measures for Impact CR1.</i></p>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
		<p>requested inclusion of Conditions of Approval for the project to ensure avoidance of archaeological resources and Tribal Cultural Resources (TCR) of importance to the Tribe. The requested conditions of approval include requirements for construction monitoring (archaeological and tribal), procedures for inadvertent discoveries (archaeological and TCR), buffer area, and procedures for discovery of human remains. These conditions have been included in the project Conditions of Approval. As such, development of the Project would have no impact on known cultural resources.</p>	
<p>Impact CR2 Impacts to paleontological resources</p>	<p>The paleontological investigation concluded that significant paleontological resources are present within SP1. Ground disturbing construction activities could result in impacts to these resources. In addition, indirect impacts are anticipated from increased land use and fossil collection. Implementation of MM-CR2-1 (salvage of known resources), MM-CR2-2 (field examination and salvage), MM-CR2-3 (project sampling plan), MM-CR2-4 (monitoring in soils with undetermined potential), MM-CR2-5 (fossil repository), and MM-CR2-6 (findings report) would reduce potential impacts to paleontological resources to a less-than-significant level.</p>	<p>CONSISTENT: Based on the subsurface geologic conditions, the project site is located within an area of high sensitivity for presence of paleontological resources. To ensure impacts to paleontological resources are reduced to a less-than-significant level during ground-disturbing activities, the Project applicant would be required to comply with MM-CR2-1 through MM-CR2-6, as necessary, based on site conditions.</p>	<p>MM-CR2-1 Salvage of known resources MM-CR2-1 Field examination and salvage MM-CR2-3 Project sampling plan MM-CR2-4 Monitoring in soils with undetermined potential MM-CR2-5 Fossil repository MM-CR2-6 Findings report</p>
Geology and Soils			
<p>Impact GS1 Faulting and seismicity impacts</p>	<p>The SPA is within 6 miles of an active fault. The potential for strong ground motion to affect future project improvements is substantial. In addition, existing soil conditions could result in seismically-induced soil instability, such as liquefaction and subsidence. All structures would be designed in accordance with applicable seismic design codes and the Uniform Building Code (UBC). To ensure soils within proposed areas of development would provide adequate support for structures,</p>	<p>CONSISTENT: The Project would be developed within SP1, and therefore, would result in similar impacts associated within seismic ground-shaking and soil instability as analyzed in the Certified EIR. As such, the Project applicant would be required to implement MM-GS1-1 through MM-GS1-3 during site preparation and grading activities to reduce seismic impacts to a less-than-significant level.</p>	<p>MM-GS1-1 Removal of unstable soils under all structural fill areas MM-GS1-2 Excavation and recompaction of unsuitable soils MM-GS1-3 Foundation requirements</p>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	<p>implementation of MM-GS1-1 (removal of unstable soils under all structural fill areas), MM-GS1-2 (excavation and recompaction of unsuitable soils), and MM-GS1-3 (foundation requirements) would be required. With implementation of required mitigation, seismic impacts would be less than significant.</p>		
<p>Impact GS2 Soil and stability impacts</p>	<p>Seismically induced landslides could occur within steeply-sloping alluvium located within SP1. Compliance with MM-GS2-1 (grading requirements) and MM-GS-2 (residential foundation requirements) would ensure that impacts associated with seismically-induced landslides would be less than significant.</p>	<p>CONSISTENT: The Project site does not contain any steep hillsides, but the land includes undulating hills near Roberts Road (new) and Cherry Valley Road. To ensure that proper grading is conducted during Project construction, the Project applicant must comply with MM-GS2-1. No residential land uses are proposed as part of the Project; therefore, MM-GS2-2 is not applicable. With implementation of required mitigation, impacts associated with seismically induced landslides would be less-than-significant.</p>	<p>MM-GS2-1 Grading requirements</p>
<p>Impact GS3 Impacts to unique geologic features</p>	<p>No features within SP1 are identified on the U.S. Forest Service list of Special Interest Areas or the National Parks Service list of National Natural Landmarks. As such, development of the Summerwind Ranch SPA would have no impact on unique geologic features.</p>	<p>CONSISTENT: The Project site is within SP1 for Summerwind Ranch SPA. As such, development of the Project would have no impact on unique geologic features, consistent with the Certified EIR.</p>	<p><i>No applicable mitigation measures for Impact GS3.</i></p>
<p>Impact GS4 Cumulative Geology and Soils Impacts</p>	<p>Geology and soils impacts are site-specific and would be addressed for individual development projects within SP1. As such, no cumulative impacts associated with geology and soils would occur.</p>	<p>CONSISTENT: Project-specific impacts associated with geology and soils would be mitigated through implementation of mitigation measures identified for Impact MM-GS1 and GS2. As such, no cumulative impact would occur.</p>	<p><i>No applicable mitigation measures for Impact GS4.</i></p>
<p>Hydrology and Water Quality</p>			
<p>Impact HW1 Impacts to surface drainage</p>	<p>Development of the Summerwind Ranch SPA would introduce impermeable surfaces in an area where such surfaces are nearly absent. Installation of impermeable surfaces would increase the volume, rate and course of surface flows, resulting in greater potential for on- and off-site erosion or flooding. To reduce potential erosion and settlement during</p>	<p>CONSISTENT: Consistent with the Certified EIR, ground-disturbing construction activities would increase potential for erosion and settlement. The Project applicant would be required to implement MM-HW1-1 and MM-HW1-2 to reduce potential surface water quality impacts during construction. Installation of new impervious surfaces during Project development would increase on-site surface flows. Based on the Hydrology</p>	<p>MM-HW1-1 NPDES Permit compliance MM-HW1-2 Implement BMPs to control stormwater discharge and water quality</p>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	<p>construction activities, the Summerwind Ranch SPA must be developed in compliance with the NPDES permit, including a required Stormwater Pollution Prevention Plan (SWPPP) (MM-HW1-1 and MM-HW1-2). In addition, developers must implement a project-specific Water Quality Management Plan (WQMP) during long-term operation (MM-HW1-2). Development of SP1 would include installation of a stormdrain system, designed to the capacity of anticipated runoff. In addition, the potential extension of Singleton Road and Roberts Road, crossing the Garden Air Wash, would be subject to permitting by the Army Corps of Engineers (ACOE) under Section 404, the Regional Water Quality Control Board under Section 401, and the California Fish and Game under Section 1600. Adherence to the foregoing, mitigation, design features, and required permitting would ensure that impacts to surface drainage within SP1 would be less than significant.</p>	<p>Report prepared the Project (Phase 1), the Project site would be graded to generally follow existing drainage patterns and slope to drain to the south (Drainage Area 1) and west (Drainage Area 2). Runoff generated by the Project will be collected and conveyed using a combination of surface flows, ribbon gutters, inlets and subsurface storm drains to convey flows to onsite infiltration basins. The Project site would not be impacts by off-site flows. On-site infiltration basins have been designed to meet water quality treatment requirements and control post-development flows leaving the site to be equal to or less than existing flows. In addition, the project applicant prepared a Water Quality Management Plan as part of their entitlement application, Structural and non-structural best management practices (BMPs) included in the City-approved WQMP must be implemented during long-term project operations to control storm water discharges and protect water quality, consistent with MM-HW1-2. Implementation of applicable mitigation, project design features, and regulatory compliance would ensure that impacts to surface waters would be less than significant.</p>	
<p>Impact HW2 Water Quality Impacts</p>	<p>Development of the Summerwind Ranch SPA would generate pollutants typical of urban residential and commercial areas during construction and operation. The proposed specific plan drainage concept provides for protection of natural drainage features on site and protection of water quality. In addition, SP1 must be developed in compliance with the NPDES permit, including a required SWPPP (see MM-HW1-1 and MM-HW1-2). Incorporation of project design features and compliance with applicable regulations would ensure that impacts to surface water quality would be less than significant.</p>	<p>CONSISTENT: As discussed for Impact MM-HW1-1, on-site drainage improvements would be constructed to capture and treat on-site storm flows. In addition, off-site stormwater infrastructure improvements would be constructed on Roberts Road (new), adjacent to the Project site consistent with the Master Drainage Plan. On- and off-site drainage improvements would ensure storm flows are adequately contained and treated. In addition, to reduce potential water quality impacts during Project construction, the applicant would be required to develop the Project site in compliance with the NPDES permit, including a required SWPPP (see MM-HW1-1 and MM-HW1-2). In addition, the project applicant would be required to implement a project-specific WQMP during long-term operations, consistent with MM-HW1-2. Therefore, water quality impacts would be reduced to a</p>	<p>MM-HW1-1 NPDES Permit compliance MM-HW1-2 Implement BMPs to control stormwater discharge and water quality</p>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
		less-than-significant level, with implementation of design features and compliance with applicable regulations.	
Impact HW3 Impacts to groundwater	Development of the Summerwind Ranch SPA would introduce impermeable surfaces in an area where uncovered soils currently allow for groundwater recharge through infiltration and percolation. Existing drainage courses would generally be maintained as riparian corridors, thereby retaining an important infiltration path. Project design features would be incorporated to limit flow of surface water to pre-development levels. Implementation of the Master Drainage Plan and various project design features to control storm flows within SP1 would ensure that impacts to groundwater supply would be less than significant .	CONSISTENT: Project-specific off-site drainage improvements would be constructed to minimize increases in surface flows, consistent with the Summerwind Ranch SPA Master Drainage Plan. On-site surface flows would be captured and treated within three on-site retention basins. On-site drainage must comply with the NPDES permit for post-development activities, with incorporation of source control and structural BMPs outlined in a Water Quality Management Plan. With implementation of proposed on- and off-site drainage improvements and compliance with applicable BMPs during post-construction activities, surface flows would be controlled similar to pre-development levels, which would retain important infiltration within existing drainage courses. As such, impacts to groundwater supplies would be less than significant .	<i>No applicable mitigation measures for Impact HW3.</i>
Impact HW4 Flooding Impacts	The proposed development area for Summerwind Ranch SPA would not be located within a flood hazard zone map, as designated by the Federal Emergency Management Agency. No impact to housing or structures would occur associated with flooding.	CONSISTENT: The Project would be developed within SP1, and therefore, outside FEMA designated flood hazard zones. Therefore, no impact would occur to on-site structures associated with flooding.	<i>No applicable mitigation measures for Impact HW4.</i>
Land Use and Planning			
Impact LU1 Impacts on surrounding land uses	Summerwind Ranch SPA would be designed and developed consistent with detailed and comprehensive guidelines and standards, in line with the natural and rural theme of the project are that will ensure compatibility with the surrounding uses. Therefore, development of the Summerwind Ranch SPA would not interfere with or divide any established Communities and impacts would be less than significant .	CONSISTENT: The Project would be developed consistent with development standards and design guidelines included in the Summerwind Ranch SPA, which were established a to ensure compatibility with the natural and rural theme of the project area, while supporting the goals and policies set forth in the City's General Plan. Therefore, development of the proposed project would not interfere with or divide any established communities and impacts would be less than significant .	<i>No applicable mitigation measures for Impact LU1.</i>
Impact LU2	The Summerwind Ranch SPA included a General Plan amendment to the Land Use	CONSISTENT: The proposed project would be developed on 11.77 acres within planning area TC-7, which is	<i>No applicable mitigation measures for Impact LU2.</i>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
Land Use Consistency Impacts	Element to address existing environmental constraints within SP1 and an amendment to the Circulation Element to implement proposed improvements and alignments. The Summerwind Ranch SPA would be implemented consistent with existing General Plan policies, and as such, environmental impacts, associated with land use changes would be less than significant .	designated for Commercial land uses. The proposed project would require a Conditional Use Permit for the proposed drive-through developments, fitness center, gas station, urgent care facility and daycare facility. The proposed conditional uses will be reviewed by the City's Planning Commission along with related architecture, site, and landscape design to ensure these land uses are consistent with the objectives of the zoning regulations and surrounding land uses. With approval of the required CUPs, proposed land uses within the project site would comply with the existing zoning designation and General Plan policies. As such, environmental impacts associated with land use changes would be less than significant .	
Impact LU3 Amendment to the Specific Plan	The Summerwind Ranch SPA resulted in revised zoning and land use designations within SP1. The circulation was revised to reflect the updated site layout. The Summerwind Ranch SPA has been designed to improve compatibility with the natural conditions of the project site. As such, environmental impacts related to land use consistency would be less than significant .	CONSISTENT: The proposed project would be implemented consistent with the existing zoning and land use designations, as approved by the Summerwind Ranch SPA. No amendments to the Specific Plan would be required. As such, no impact would occur.	<i>No applicable mitigation measures for Impact LU3.</i>
Impact LU4 Western Riverside County MSHCP	The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) applies to SP1. The Summerwind Ranch SPA would be consistent, with implementation of mitigation measures identified in Section 4.3 of the Certified EIR. As such, impacts to MSHCP covered lands would be less than significant .	CONSISTENT: The project site is not within an MSHCP Criteria Cells or proposed conservation area within SP1. Development of the Project would not conflict with the MSHCP. As such, impacts would be less than significant .	<i>No applicable mitigation measures for Impact LU4.</i>
Noise			
Impact N1 Short-term construction noise impacts	Construction activities would result in short-term noise impacts within SP1, due to operation of construction equipment. Implementation of MM-N1-1 through MM-N1-4 would reduce potential construction noise impacts to a less-than-significant level.	CONSISTENT: Construction activities would result in potential short-term noise impacts. Although there is minimal development in the project vicinity, MM-N1-1 through MM-N1-4 must be implemented during project construction to ensure short-term construction noise impacts are less than significant .	MM-N1-1 Noise muffling construction equipment MM-N1-2 Locate staging areas away from sensitive receptors

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
			<p>MM-N1-3 Comply with City’s permitted construction hours</p> <p>MM-N1-4 Haul truck limitations</p>
<p>Impact N2 Operational Traffic Noise</p>	<p>The Certified EIR analyzed roadway noise contours with and without implementation of the Summerwind Ranch SPA. Build-out of SP1 would increase traffic noise with SP1, but noise increases associated with off-site roadway noise increases would be less than 3 dBA for all roadway segments. As such, impacts associated with off-site roadway noise increases to existing or future sensitive receptors would be less than significant.</p>	<p>CONSISTENT: The Project would be developed consistent with existing land use designations established by the Summerwind Ranch SPA. In addition, the Project-specific TIA determined that the Project would result in 4,004 average daily trips (ADT), approximately 4,393 ADT less than anticipated commercial development analyzed within planning area TC-7 analyzed in the Certified EIR. Reduced ADT would result in lower operational traffic noise within SP1. As such, impacts associated with off-site roadway noise increases would be less than significant.</p>	<p><i>No applicable mitigation measures for Impact N2.</i></p>
<p>Impact N3 I-10 freeway impacts</p>	<p>Existing noise level measurements taken near the I-10 Freeway are compatible with office and commercial uses but are normally unacceptable with proposed multi-family residential land uses. Sufficient building insulation would reduce potential noise impacts to meet the City’s 45 dBA CNEL interior noise level standards for residential development. As such, noise impacts from I-10 would be less than significant for proposed land uses.</p>	<p>CONSISTENT: The Project does not include development of residential land uses. As such, existing noise from the I-10 Freeway would result in less-than-significant impacts to proposed commercial land uses within the project site.</p>	<p><i>No applicable mitigation measures for Impact N3.</i></p>
<p>Impact N4 Railroad Noise</p>	<p>Existing railroad noise measurements were taken within SPA to determine potential noise impacts to proposed residential development from the Union Pacific Railroad located southwest of SP1. Railroad noise would be less than the City’s 65 dBA CNEL noise standard. As such, impacts associated with roadway noise to sensitive land uses would be less than significant.</p>	<p>CONSISTENT: The Project does not include development of residential land uses. As such, existing and future anticipated railroad noise would result in less-than-significant impacts to proposed commercial land uses within the project site.</p>	<p><i>No applicable mitigation measures for Impact N4</i></p>
<p>Impact N5 Internal Road Impacts</p>	<p>Proposed roadways within SP1 would result in exterior noise levels at residential lots that would exceed the City’s 65 dBA CNEL exterior</p>	<p>CONSISTENT: The Project does not include development of residential land uses. As such, roadway noise from the proposed internal roadways within SP1 would result in</p>	<p><i>No applicable mitigation measures for Impact N5.</i></p>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	noise standard. Required construction of a minimum 6-foot high sound attenuation wall would reduce exterior noise levels below the City's standard. As such, roadway impacts to residential lots from proposed internal roadways would be less than significant .	less-than-significant impacts to proposed commercial land uses within the project site.	
Public Services			
Impact PS1 Increased demand for fire services	Implementation of the Summerwind Ranch SPA would result in increased demand for fire protection services. A site would be designated for a future City Hall/Public Safety facility within SP1 to accommodate future increased fire facilities/services. In addition, individual developments within SP1 would be required to implement MM-PS1-1 through payment of applicable developer fees and taxes to fund additional fire department facilities, staffing and equipment. In addition, the City is responsible for coordinating with the Fire District to evaluate a potential new station within SP1, through implementation of MM-PS1-2 . All developments within SP1 are also required to design fire suppressant systems to meet the fire requirements, through implementation of MM-PS1-4 and MM-PS1-5 . As such, impacts associated with increased fire protection services would be less than significant .	CONSISTENT: The Project would not include development of residential land uses that would result in direct population increase. Nonetheless, new commercial development would increase the need for fire protection services within SP1. The applicant would be required to implement MM-PS1-1 through payment of applicable Developer Impact Fees (DIF), including fees for fire services/facilities. The project applicant must also design the on-site water lines and fire hydrants consistent with fire requirements, through implementation of MM-PS1-3 through MM-PS1-5 . MM-PS1-2 is not applicable to the Project. As such, the Project would result in less than significant impacts to fire protection services.	MM-PS1-1 Applicable fees for fire services MM-PS1-3 Confirm current fire requirements MM-PS1-4 Water line design requirements MM-PS1-5 Fire hydrant design requirements
Impact PS2 Increased demand for police protection	Implementation of the Summerwind Ranch SPA would result in increased demand for police protection services. A site would be designated for a future City Hall/Public Safety facility within SP1 to accommodate future increased police facilities/services. In addition, individual developments within SP1 would be required to implement MM-PS2 through payment of applicable developer fees and taxes to fund additional police	CONSISTENT: The Project would not include development of residential land uses that would result in direct population increase. Nonetheless, new commercial development would increase the need for police protection services within SP1. The applicant must implement MM-PS2 through payment of applicable Developer Impact Fees (DIF), including fees for police services/facilities. As such, the Project would result in less than significant impacts to police protection services.	MM-PS2 Applicable fees for police services

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	<p>department facilities, staffing and equipment. As such, impacts associated with increased police protection services would be less than significant.</p>		
<p>Impact PS3 Impacts to local schools</p>	<p>The Summerwind Ranch SPA would include designation of three school sites within SP1, to be acquired by BUSD, to provide new school facilities to support increased population within SP1, through implementation of MM-PS3-1. In addition, individual developments within SP1 would be required implement MM-PS3-2 through payment of applicable developer fees and taxes to fund additional school facilities and staffing. As such, impacts associated with increased school services would be less than significant.</p>	<p>CONSISTENT: The Project would not include development of residential land uses that would result in direct population increase. Nonetheless, the applicant must implement MM-PS3-2 through payment of applicable Developer Impact Fees (DIF), including fees for school facilities/staffing. MM-PS3-1 is not applicable to the Project. As such, the Project would result in less than significant impacts to school services.</p>	<p>MM-PS3-2 Applicable fees for school services</p>
<p>Impact PS4 Increased demand for parkland</p>	<p>Approximately 73.8 acres of useable park/recreation land is proposed within SP1, which would result in approximately 7.29 acres of parkland per 1,000 population. As such, proposed park/recreation land would exceed the City's goal of 5 acres per 1,000 residents. Therefore, the Summerwind Ranch SPA would have a beneficial, and consequently, less than significant impact on parkland.</p>	<p>CONSISTENT: The Project would not include development of residential land uses that would result in direct population increase. In addition, the entire project site is designated for Commercial land uses, so development of the Project would not decrease the overall parkland proposed within SP1. As such, no parkland development is required for the Project, and impacts to overall parkland demand would be less than significant.</p>	<p><i>No applicable mitigation measures for Impact PS4.</i></p>
<p>Impact PS5 Increased demand for library services</p>	<p>Implementation of the Summerwind Ranch SPA would result in increased demand for library services. Individual developments within SP1 would be required to implement MM-PS5-1 through payment of applicable developer fees and taxes to fund additional library services, but no library facilities are planned within SP1. As such, impacts associated with increased library services would be potentially significant.</p>	<p>CONSISTENT: The Project would not include development of residential land uses that would result in direct population increase. Nonetheless, the applicant must implement MM-PS5-1 through payment of applicable Developer Impact Fees (DIF), including fees for library services. As such, the Project would result in less than significant impacts to school services.</p>	<p>MM-PS5-1 Applicable fees for library services</p>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
Transportation/Traffic			
Impact T1 Level of Service Impacts (Phase 1)	For Phase 1 traffic conditions, the study area intersections are projected to operate at acceptable levels of service (LOS) during peak hours, with incorporation of roadway improvements included as MM-T1-1 through MM-T1-13 . As such, LOS impacts associated with implementation of Phase 1 would be less than significant .	CONSISTENT: Development of the Town Center, including TC-7 was not considered as part of Phase 1 of the Summerwind Ranch SPA. As such, LOS analysis of Phase 1 is not applicable to the Project and no impact would occur.	<i>No applicable mitigation measures for Impact T1.</i>
Impact T2 Level of Service Impacts (Phase 2)	For Phase 2 traffic conditions, the study area intersections are projected to operate at acceptable LOS during peak hours, with incorporation of roadway improvements included as MM-T2-1 through MM-T2-16 . As such, LOS impacts associated with implementation of Phase 2 would be less than significant .	CONSISTENT: Development of planning area TC-7 was analyzed as part of the Phase 2 LOS analysis. A project-specific Traffic Impact Analysis was also prepared, to ensure existing roadways and intersections are adequate for operation of the Project. Based on the estimated trip generation for the Project (4,004 average daily trips), the Project would result in 4,393 fewer average daily trips than anticipated development within planning area TC-7 analyzed in the Certified EIR. The results of the TIA are summarized in the Project Description. All recommended transportation improvements included in the TIA to improve study area intersections to an acceptable LOS would comply with mitigation measures included in the Certified EIR (MM-T2-10, MM-T2-12, MM-T2-13, MM-T2-14, MM-T4-12 and MM-T6-1) and compliance with policies set forth in the City's General Plan. As such, transportation impacts associated with the Project would be less than significant .	<p>MM-T2-10 Participate in I-10 Cherry Valley Blvd. Interchange Improvements</p> <p>MM-T2-12 Turn Lane Improvements at Roberts Road and Cherry Valley Blvd.</p> <p>MM-T2-13 Widen Cherry Valley Blvd from I-10 to Roberts Road</p> <p>MM-T2-14 Roberts Road improvements from Cheery Valley Blvd to TAZ "D"</p> <p>MM-T4-12 Participate in I-10 Cherry Valley Blvd. Interchange Improvements</p> <p>MM-T6-1 Project-specific TIA</p>
Impact T3 Level of Service Impacts (Phase 3)	For Phase 3 traffic conditions, the study area intersections are projected to operate at acceptable LOS during peak hours, with incorporation of roadway improvements included as MM-T3-1 through MM-T3-26 . As such, LOS impacts associated with implementation of Phase 3 would be less than significant .	CONSISTENT: Development of planning area TC-7 was analyzed as part of the Phase 2 LOS analysis. As such, LOS analysis of Phase 3 is not applicable to the Project and no impact would occur.	<i>No applicable mitigation measures for Impact T3.</i>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
Impact T4 Level of Service Impacts (2030)	For 2030 traffic conditions, the study area intersections are projected to operate at acceptable LOS during peak hours, with incorporation of roadway improvements included as MM-T4-1 through MM-T4-18 . As such, LOS impacts associated with 2030 traffic conditions would be less than significant .	CONSISTENT: Implementation of applicable mitigation measures and compliance with general plan goals and policies, as described for Impact T2 above, would improve study area intersections to acceptable LOS for project-specific and cumulative transportation impacts. As such, LOS impacts associated with 2030 traffic conditions would be less than significant .	<i>Same mitigation measures as described for Impact T2.</i>
Impact T5 Level of Service Impacts (General Plan Buildout)	For General Plan Build-out traffic conditions, the study area intersections are projected to operate at acceptable LOS during peak hours, with incorporation of roadway improvements included as MM-T5-1 through MM-T5-9 . As such, LOS impacts associated with implementation of General Plan Build-out would be less than significant .	CONSISTENT: Implementation of applicable mitigation measures and compliance with general plan goals and policies, as described for Impact T2 above, would improve study area intersections to acceptable LOS for project-specific and cumulative transportation impacts over time. As such, LOS impacts associated with implementation of General Plan Build-out would be less than significant .	<i>Same mitigation measures as described for Impact T2.</i>
Impact T6 Cumulative transportation impacts	Roadway and intersection improvements will be necessary in advance of 2030 to avoid cumulative transportation impacts. Implementation of MM-T6-1 (fair-share traffic improvements) and MM-T6-2 (TIA for new phases or development) would ensure that cumulative transportation impacts would be less than significant .	CONSISTENT: A project-specific TIA was conducted to determine potential impacts associated with development and operation of Summerwind Commons, consistent with MM-T6-2 . Implementation of applicable mitigation measures and compliance with general plan goals and policies, as described for Impact T2 above, would improve study area intersections to acceptable LOS for project-specific and cumulative transportation impacts, including fair-share contribution for applicable improvements (MM-T6-1). As such, cumulative transportation impacts would be less than significant .	MM-T6-2 Project-specific TIA
Utilities and Service Systems			
Impact UT1 Increased wastewater demand	Build-out of the Summerwind Ranch SPA would generate approximately 4.44 million gallons per day (mgd). A new Yucaipa Valley Water District (YVWD) wastewater treatment plant with a capacity to treat 12 mgd, on a 10-acre parcel in the northwest portion of the SP1. Until the proposed Oak Valley Regional Water Reclamation Facility is constructed, wastewater from development within SP1 would be conveyed to the existing wastewater	CONSISTENT: Off-site and on-site sewer improvements are proposed to connect to existing sewer infrastructure located northwest of the project site. All off-site sewer improvements are proposed beneath existing paved roadways within SP1. In addition, the applicant will be responsible for implementation of MM-UT1-1 (payment of applicable fees), MM-UT1-2 (compliance with terms and conditions), MM-UT1-3 (RWQCB Basin Plan compliance), and MM-UT1-4 (fair-share contribution for Oak Valley Regional Water Reclamation Facility). As such,	MM-UT1-1 Applicable wastewater-related fees MM-UT1-2 Compliance with terms and conditions MM-UT1-3 RWQCB Basin Plan compliance MM-UT1-4 Fair share contribution for Oak

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	<p>treatment facility. In addition, sewer infrastructure would be installed consistent with the Sewer Master Plan prepared for the Summerwind Ranch SPA. To ensure development of the proposed wastewater treatment facility and construction of sewer infrastructure consistent with the Sewer Master Plan would ensure wastewater infrastructure would be sufficient to accommodate increased wastewater demand, implementation of MM-UT1-1 through MM-UT1-4 would be required. As such, impacts to wastewater infrastructure would be less than significant.</p>	<p>construction of off-site sewer improvements to provide sewer connection to the project site and compliance with applicable mitigation measures would ensure that impacts associated with wastewater infrastructure would be less than significant.</p>	<p>Valley Regional Water Reclamation Facility</p>
<p>Impact UT2 Increased water demand</p>	<p>A Water Master Plan was prepared for the Summerwind Ranch SPA, designed to accommodate the anticipated water demand within SP1. The proposed Water Master Plan would have capacity to store approximately 9.8 million gallons of water (potable and non-potable) to support anticipated development. Implementation of MM-UT2-1 through MM-UT2-6 would be required by individual developers within SP1 to ensure required domestic water infrastructure is installed and available to provide sufficient potable and non-potable water to accommodate increased water demand. As such, impacts associated with water infrastructure would be less than significant.</p>	<p>CONSISTENT: Off-site and on-site domestic and recycled water infrastructure improvements are proposed to connect to existing water infrastructure west of the project site near the intersection of Roberts Road and Cherry Valley Boulevard, consistent with MM-UT2-1 (water infrastructure improvements) and MM-UT2-6 (domestic and recycled water connection). In addition, the applicant will be responsible for implementation of MM-UT2-3 (payment of applicable fees), MM-UT2-4 (compliance with terms and conditions), and MM-UT2-5 (fire protection infrastructure). As such, construction of proposed water improvements to provide water services to the project site and compliance with applicable mitigation measures would ensure impacts associated with water infrastructure would be less than significant.</p>	<p>MM-UT2-1 Water infrastructure improvements MM-UT2-3 Payment of applicable fees MM-UT2-4 Compliance with terms and conditions MM-UT2-5 Fire protection infrastructure</p>
<p>Impact UT3 Changes in stormwater drainage</p>	<p>Development within SP1 would introduce impermeable surfaces, requiring a need for a stormwater conveyance system. A Drainage Plan was developed for the Summerwind Ranch SPA that would use and incorporate the natural drainage courses within SP1. In addition, developers within SP1 would be required to implement MM-UT3 (NPDES permit) to ensure construction activities do not</p>	<p>CONSISTENT: The Project includes on-and off-site storm drain improvements to connect to existing stormwater infrastructure and provide adequate retention of on-site storm flows. On-site storm flows would be directed to a retention basin at the north end of the project site and 2 subsurface retention basins in the parking lot area near the middle of the project site. In addition, the applicant will be responsible for implementation of MM-UT3 (NPDES permit) to ensure construction activities do not</p>	<p>MM-UT3 NPDES Permit compliance</p>

Resource	Summary of Certified EIR Analysis	Potential Project Impacts	Applicable Mitigation Measures
	result in release of contaminants into the stormwater conveyance system. As such, impacts associated with changes in stormwater drainage would be less than significant .	result in the release of contaminants into the stormwater conveyance system. As such, impacts associated with changes in stormwater drainage would be less than significant .	
Impact UT4 Increased solid waste	Development and operation of the Summerwind Ranch SPA would result in increased solid waste generation. The Riverside County Waste Management Department determined landfill expansion would not be required to accommodate disposal of solid waste generated upon build-out within SP1. As such, impacts associated with solid waste disposal would be less than significant .	CONSISTENT: Development of the Project would include development of 75,200 square feet of commercial land uses, which is approximately 120,800 square feet less than the total development within TC-7 anticipated in the Certified EIR. As such, the Project would result in lower solid waste generation, and no new impacts associated with solid waste would occur. As such, impacts associated with solid waste disposal would be less than significant .	<i>No applicable mitigation measures for Impact UT4.</i>

Attachment A

Comparison of Vehicle Miles Traveled

Summerwind Ranch/Planning Area TC-7/Summerwind Commons
Comparison of Vehicle Miles Traveled

	<u>Summerwind Ranch</u>		<u>Planning Area TC-7</u>		<u>Summerwind Commons</u>	
Total Commercial	677.20	TSF	196.00	TSF	75.20	TSF
Trip Generation Rate	43.92	Trip/TSF	43.92	Trip/TSF	43.92	Trip/TSF
Total Trips	29,742.62	Trips	8,608.32	Trips	3,302.78	Trips
Average Trip Length	5.60	Miles	5.60	Miles	5.60	Miles
Total Vehicle Miles Traveled	166,439.72		48,172.16		18,482.38	