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~~Draft~~ Final Program Environmental Impact Report for the Proposed Redevelopment Plan for the Calimesa Redevelopment Project No. 2

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~~DRAFT~~ FINAL

PROGRAM ENVIRONMENTAL IMPACT REPORT

for the

PROPOSED REDEVELOPMENT PLAN

for the

CALIMESA REDEVELOPMENT PROJECT NO. 2

(SCH # 2010011012)

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PREFACE TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT

Revisions have been made to text previously contained within the Draft Program Environmental Impact Report (EIR) to accommodate corrections and comments received on the Draft Program EIR, as applicable. Information added within this Final Program EIR is highlighted with double underscore; information deleted with ~~strikeout~~. In accordance with the California Environmental Quality Act (CEQA), none of the additions or deletions made to this Final Program EIR constitute "significant new information" as that term is defined in CEQA Guidelines, Section 15088.5 (Title 14 California Code of Regulations).

Sections 7.0, 8.0 and 9.0 have been added to this Final Program EIR to include, respectively, mitigation monitoring, written comments received on the Revised Draft Program EIR and written responses by the Agency thereto as of the date this document went to print.

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GENERAL DEFINITIONS

The following references will be used generally in this EIR unless otherwise indicated:

"Agency" means the Calimesa Redevelopment Agency. Members of the Agency Board of Directors are also members of the City Council of the City of Calimesa.

"CCRL" means the California Community Redevelopment Law (Health & Safety Code, Section 33000, *et seq*.).

"CEQA" means the California Environmental Quality Act (CEQA), which consists of the following: Public Resources Code, Section 21000, *et seq*. (specifically referred to as the **"CEQA Statutes"**); and Title 14, California Code of Regulations, Section 15000, *et seq*. (specifically referred to as the "**CEQA Guidelines**").

"City Council" and **"City"** mean the City Council of the City of Calimesa and the City of Calimesa, respectively. Members of the City Council also serve as the Agency's Board of Directors.

"County" means the County of Riverside, State of California.

"EIR" means an environmental impact report prepared in accordance with requirements promulgated by CEQA; **"Program EIR"** means the EIR as proposed to be prepared for the Redevelopment Plan for the proposed Calimesa Redevelopment Project Area No.2.

"General Plan" means the City's General Plan, as may be amended from time to time; **"General Plan EIR"** means the EIR prepared for the General Plan. **"General Plan EIR Exhibit B"** means the Statement of Facts and Findings adopted in accordance with CEQA in certifying the Final EIR prepared for the General Plan.

"Planning Commission" means the Planning Commission of the City of Calimesa.

"Preliminary Report" or **"Unified Report"** means the report prepared for the Project in compliance with CCRL Section 33344.5, which describes reasons for the selection of the Project Area and the physical and economic conditions existing in the Project Area.

"Project" means the program of redevelopment for the proposed Calimesa Redevelopment Project Area No.2.

"Project Area" means, collectively, the Subareas A, B and C, totaling approximately 1,143 acres, proposed to be established for the redevelopment project entitled Calimesa Redevelopment Project Area No. 2

"Redevelopment Plan" or **"Plan"** means the Redevelopment Plan for the proposed Calimesa Redevelopment Project Area No.2

"Subareas" means those three individual, noncontiguous subareas respectively labeled "Subarea A," "Subarea B" and "Subarea C" for the purposes of this Program EIR that together comprise the Project Area (see Section 1.0, Figure 2, herein).

"State" means the State of California.

"Zoning Ordinance" means the City of Calimesa's zoning ordinance as codified in Title 18 of the City's Municipal Code and entitled, Zoning, consistent with the policies and programs of the General Plan as required by State law.

EXECUTIVE SUMMARY

ES1 EXECUTIVE SUMMARY GENERAL OVERVIEW

The Agency is proposing adoption of the Redevelopment Plan under the California Community Redevelopment Law (CCRL; Health and Safety Code Section 33000, *et seq*.) for the purpose of enabling the effective redevelopment of an approximately 1,143-acre area consisting of three non-contiguous subareas (referred to herein as Subareas A, B and C). The need to prepare and adopt a Plan has been determined by the City Council and the Agency for the purpose of helping to eliminate blight in the Project Area. Future Agency activities could include, in part, the following: i) provision of affordable housing; ii) economic development programs; iii) construction and/or rehabilitation of structures; iv) infrastructure improvements; and v) other improvements as permitted by the CCRL. Although not proposed as specific projects now, these are possible activities that may be undertaken by the Agency within or for the benefit of the Project Area over the 30-year effective life of the Redevelopment Plan.

The specific location and boundaries of the Project Area, which totals approximately 1,143 acres, are presented in Figure 2 of this EIR. The Project Area is surrounded by settings generally ranging from urban to rural in character. Existing land uses within the Project Area generally consist of residential, commercial, and improved land uses. The following General Plan land use designations are established within the Project Area: Low Density Residential, Low-Medium Density Residential, Community Commercial, Regional Commercial, [SummerWind Ranch] Specific Plan, and Open Space. Overall, the City is approximately 9,984 acres, or about 15.6 square miles,[1] such that the Project Area, as proposed, represents approximately 11 percent of the City's currently incorporated land area.

The EIR for the Project is declared to be a Program EIR in accordance with CEQA Guidelines Section 15180(a) for redevelopment plans and other general level planning documents. This EIR is intended for use by the general public, officials of the City and the Agency, and other interested agencies and persons wishing to evaluate the potential environmental effects of the Project. The EIR is designed to accompany other documents through the redevelopment plan adoption process. This analysis is conducted at the Program EIR level, and is intended to provide an overall analysis of a program with the knowledge that based upon subsequent environmental assessment, the Agency, or project proponent, may be required to undertake additional, site-specific analyses of potential environmental effects and incorporate consequent mitigation in accordance with CEQA Guidelines Section 15168 when site-specific actions to implement the Plan are proposed for Agency participation.

ES2 SUMMARY OF ENVIRONMENTAL ANALYSIS

The following matrix summarizes the Redevelopment Plan impacts and recommended mitigation measures, as applicable, which are more fully described in Section 2.0-Environment Impact Analysis of this Program EIR.

[1] U.S. Census Bureau, Riverside County, California -- County Subdivision and Place GCT-PH1. Population, Housing Units, Area, and Density: 2000 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data.

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
2.1 LAND USE The Project will not physically divide the community. Plan-related implementation activities are not expected to induce significant, unplanned urban growth within, or to disrupt the physical arrangement of, the Project Area or surrounding community. The Redevelopment Plan does not have the authority and it does not propose to make changes to General Plan or SummerWind Ranch Specific Plan land use designations. No significant impacts to land use planning will occur. Although the Project identifies no site-specific development/ redevelopment projects for Agency assistance at this time, when such projects are proposed for Agency participation they will be subject to compliance with the provisions of the General Plan and SummerWind Ranch Specific Plan policies, local and regional codes, and regulations, including compliance with the City-adopted MSHCP. No potential exists for a conflict with the MSHCP.	None recommended.	N/A
2.2 POPULATION The Redevelopment Plan does not propose to change any land use designation or additional housing within the Project Area. The Redevelopment Plan proposes no activities that would generate additional population growth beyond the growth estimates contained in the General Plan and SummerWind Ranch Specific Plan. Therefore, cumulative Project growth impacts in the Project Area, which are in line with the General Plan, are less than significant impacts inasmuch as such growth impacts have been previously reviewed by the General Plan, SummerWind Ranch and JP Ranch EIRs and mitigation measures in the form of General Plan policies and programs have been recommended to reduce such impacts to less than significant levels. No specific projects are currently proposed by the Redevelopment Plan that would result in the displacement of any housing units.	None recommended.	N/A

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
2.3 AGRICULTURAL RESOURCES No land included in the Project Area is under a Williamson Act contract or other farmland restriction. No parcels in the Project Area are designated for agricultural use in the General Plan or the SummerWind Specific Plan. A total of approximately 61.1 acres of land within Subarea C of the Project Area has been mapped by the DOC as having the potential to be considered Prime Farmland or Farmland of Statewide Importance; however, this area is not now and has not been in agricultural use.	As a matter of policy and land use planning, the General Plan promulgates all feasible measures to minimize conflicts between urban and agricultural lands and to preserve important agricultural lands while seeking land for needed future urbanization. Conversion of agricultural land within the City's corporate boundaries is cumulative, unavoidable, and irreversible and therefore cannot be feasibly mitigated to a level that is less than significant. In recognition of this, the City Council adopted a Statement of Overriding Considerations with respect to conversion of agricultural land within its planning area, finding that any adverse environmental effects associated with the loss of agricultural land were acceptable. No additional mitigation measures are recommended.	Less than significant.
2.4.1 AIR QUALITY *SHORT-TERM* Temporary impacts are projected to result from Project Area construction activities. Specific site preparation, including demolition and grading, represent the construction activities that would result in the highest levels of air pollutant emissions associated with construction. The majority of the CO, VOC, and NOx emissions would generally be generated by heavy construction equipment, while the majority of the PM_{10} emissions would be from ground disturbance. At General Plan buildout, implementation of the Project will generate excess NOx, PM_{10}, and $PM_{2.5}$, exceeding the SCAQMD's mass daily thresholds, which is a significant impact. No specific project development/redevelopment projects are proposed for Agency participation, and specific details regarding the scheduling of demolition, grading, or other construction/rehabilitation activities are unknown; therefore, Project Area construction emissions cannot be quantified beyond that identified in the certified EIRs prepared for the General Plan, the SummerWind Ranch Specific Plan and the JP Ranch development project in terms of buildout projection. Construction and demolition emissions arising from design site projects proposed for Agency assistance will need to be evaluated, as appropriate and necessary, on a site-specific, project-by-project basis when they occur. *LONG-TERM* The main sources of long-term air quality	The SCAQMD's Regulation XIII ensures that any emission increase of nonattainment air contaminants from the operation of any new, relocated, or modified source does not impede the progress of attaining National Ambient Air Quality Standards (NAAQS) or State Ambient Air Quality Standards (CAAQS). SCAQMD Rule 1303(b)(2) gives its Executive Officer the authority to deny permits to construct such sources unless Best Available Control Technology (BACT) is employed, and the applicant provides emission offsets to mitigate any emissions increase. Whenever a new or modified facility increases its emissions in Southern California, it is required to provide emissions offsets to prevent further deterioration in air quality The SCAQMD's Regulation XVI - Mobile Source Offset Programs provides opportunities to generate mobile source emission reduction credits (MSERCs) from on- and off-road mobile sources. The General Plan Air Quality Element and the SummerWind Specific Plan promulgate goals and policies intended to mitigate air quality impacts resulting from General Plan buildout in the Project Area to the extent feasible. These mitigating goals and policies are summarized in Section 2.4.1, Table 13 below and incorporated herein. *SHORT-TERM* **AQ 1**: Agency sponsored, site-specific projects shall comply with SCAQMD Rules 402 and 403. During construction of Agency-assisted, site-specific projects in the Project Area, property	Construction and stationary source/ operational emissions from Project Area buildout exceed the SCAQMD's emissions thresholds, except Construction VOCs and CO, and Construction/Operation SOx. Depending on the site-specific project and the year, short-term impacts remain significant after all currently feasible mitigation. Long-term air quality impacts cannot readily be mitigated to a less than significant level for two reasons: i) area source and operational emissions in the Project Area will result from permanent growth in households, population, commercial/residential square footage and traffic that did not previously exist; and ii) the region's existing air quality conditions and the potential increase in emissions that will be generated from motor vehicles and stationary sources as population growth continues across the entire SCAB. These impacts remain significant after all currently feasible mitigation.

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
impacts will be from on- and off-road motor vehicles. Other emissions will be generated from stationary source fuel combustion, industrial and miscellaneous processes. Total daily area source and operational emissions are projected to exceed the SCAQMD mass daily thresholds for operations, which is a significant impact. Regionally, personal commuting from the proposed new residential uses and industrial uses will add to regional trip generation rates and increase the vehicle miles traveled within the SCAB, a significant cumulative impact. Projected average daily trips (ADTs) added to the Project Area and City roadways represent an increase of approximately 3,462 ADTs each year over the 30-year life of the Redevelopment Plan. Implementation of the Project is growth inducing, and would cause increased emissions and contribute to a reduction in local air quality, a significant cumulative impact. Impacts with respect to the Redevelopment Plan's consistency with the regional AQMD's air quality management plan are less than significant	owner/developers, and contractors shall comply with SCAQMD Rules 402 and 403 to assist in the reduction of fugitive dust emissions. **AQ 2:** Agency sponsored, site-specific projects shall comply with the SCAQMD's fugitive dust mitigation requirements. The "fugitive dust" category encompasses five general areas of fugitive dust emissions, including construction and demolition, materials handling, paved roads, unpaved roads, and storage piles. The SCAQMD has compiled fugitive dust mitigation measures in Tables XI-A through XI-E in its published "Fugitive Dust Mitigation Measure Tables," a part of the SCAQMD's CEQA Handbook. **AQ 3:** Agency sponsored, site-specific projects shall quantify PM2.5 emissions and compare the results to the SCAQMD's recommended PM2.5 significance thresholds. The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes and it provides regional and localized significance thresholds and mitigation measures **AQ 4:** Agency sponsored, site-specific projects shall reduce construction equipment emissions by use of low emission mobile construction equipment. Site-specific project property owners/developers/ contractors for Agency-assisted projects shall comply with CARB requirements for heavy construction equipment as follows: 1. Maintain construction equipment engines by tuning. 2. Use low sulfur fuel for stationary construction equipment as required by SCAQMD Rules 431.1 and 431.2. 3. Utilize existing power sources when available. 4. Configure parking to minimize traffic interference. 5. Minimize obstruction of through-traffic lanes. 6. Schedule construction operations affecting traffic for off-peak hours. 7. Site-specific project property owners/developers/contractors for Agency-assisted projects shall develop a traffic plan to minimize traffic flow interference from construction. The plan may include advance public notice of routing, use of public	

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
	transportation and satellite parking areas with a shuttle service. **AQ 5:** When preparing the air quality analysis for a proposed Agency assisted project, a localized significance analysis shall be completed by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. *LONG-TERM* **AQ 6.** The Agency shall ensure implementation of mitigation measures designed to reduce mobile and stationary emissions at the site-specific project level. To assist the Agency with identifying possible additional mitigation measures for such projects, the Agency is advised to refer to Chapter 11 of the SCAQMD's CEQA Air Quality Handbook for sample air quality mitigation measures and to Chapters 3, 4 and 5 of the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning for other mitigation guidance. Tables identifying mitigation measures include those for off-road engines, on-road engines, and harbor craft, ocean going vessels, locomotives, and fugitive dust. Emissions from these sources can be mitigated using a variety of technologies including, but not limited to, the following: repowering old engines; installing emission control technologies such as diesel oxidation catalysts, diesel particulate filters, or selective catalytic reduction; and using alternative technologies such as electrification, clean fuels, or water/fuel emulsions. **AQ 7:** The Agency shall review future development projects for potential air quality impacts pursuant to CEQA and require a CO Hotspot Analysis when any of the following occurs: 1. The ambient 8-hour CO concentration exceeds 9 ppm, as reported at the nearest ambient air quality monitoring station to the project site in the previous year. 2. Site-specific, project-generated traffic will cause the level of service (LOS) of any analyzed intersection in the project vicinity to degrade to LOS D, or worse. 3. Site-specific, project-generated traffic will be added to any intersection in the vicinity currently operating at LOS D or	

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
	worse. **AQ 8:** The Agency shall require Agency assisted projects that are stationary pollution sources to minimize the release of toxic pollutants through: i) Design features; ii) Operating procedures; iii) Preventive maintenance; iv) Operator training; and v) Emergency response planning. **AQ 9:** The Agency shall require Agency assisted projects that are stationary air pollution sources to comply with applicable air district rules and control measures. **AQ 10:** The Agency shall require every Agency assisted project to mitigate any of its anticipated emissions, which exceed allowable emissions as established by the SCAQMD, the Environmental Protection Agency, and the CARB. It is recommended that all available new emissions control technologies be regularly reviewed and considered for implementation as mitigation measures at the time site-specific projects are proposed for Agency participation. Additional mitigation measures, as appropriate and necessary, may then be included as a condition of specific project approval.	
2.4.2 GREENHOUSE GASES Given the Project Area's current small carbon footprint, and the expectation of a continued struggling economy, low job growth and currently inadequate Project Area infrastructure, it is reasonable to conclude that the Project Area's contribution to the current GHG inventory will be less than the average amount at best over the next five to ten years, or until 2020. In the short term, the Project Area's CO2e emissions are therefore projected to be a less than significant impact. Project Area CO2e emissions in the year 2040 are projected to be as much as 189,606 metric tons higher than existing emissions, based on the General Plan buildout scenario. This represents an increase over existing CO2e emissions of about 1,536 percent over the 30-year life of the Redevelopment Plan, or an average increase of 9.77 percent/year for 30 years. Implementation of the proposed Project would substantially increase emissions of CO2e in 2040 over existing (2010) conditions. This increase in GHG emissions would be inconsistent with	Mitigation measures to reduce air pollutant emissions (see Mitigation Measures AQ 1 through AQ 10 above) can be expected to result in decreases in the total amount of GHG emissions. General Plan and SummerWind Ranch Specific Plan air quality and resource management goals, policies and implementation programs and the JP Ranch EIR mitigation measures promulgated to address air quality emissions and resource conservation, will also serve to lessen the impacts on GHGs, as will federal, State and regional regulations, standards and programs, both ongoing and future. In addition to the mitigation incorporated above, the following mitigation measures are recommended as a condition of Redevelopment Plan Adoption: **GG-1:** All Agency implementation projects shall comply with all applicable plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases, as currently exist and as may be amended in the future. **GG-2:** The Agency shall encourage rehabilitation and reuse of buildings whenever appropriate and feasible to reduce waste, conserve resources and energy, and decrease construction costs	With respect to conflicts with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions, the Plan is expected to have a less than significant short-term (2020) impact; however, due to the substantial increase in GHG emissions resulting from growth associated with General Plan buildout in the Project Area, a cumulatively considerable, significant and unavoidable impact. As a result, the Project may be inconsistent with AB 32's goal of reducing GHG emissions by 2050 to 1990 levels, a cumulatively considerable, significant, and unavoidable impact.

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
State efforts to reduce greenhouse gas emissions. This impact is considered to be cumulatively considerable.	of projects in which the Agency participates. **GG-3:** As feasible, the Agency shall Incorporate green building practices into the planning, design, construction, management, renovation, operations, and demolition of all facilities that are constructed, owned, managed, or financed by the Agency.	
2.5 Biological Resources Infill development within the Project Area could contribute to a loss of regional biological resources through the incremental conversion of habitat for special-status species to human use, and thus limit the availability and accessibility of remaining natural habitats to regional wildlife. It could also affect designated critical habitat and thus directly impact threatened and/or endangered species through habitat conversion or unauthorized take. However, terrestrial plant and wildlife habitat in the Project Area has been highly modified and is of relatively low quality. According to the SummerWind Ranch EIR, construction of the SummerWind Ranch project would directly and permanently impact approximately 0.3 acres of native riparian woodland considered sensitive by the State Department of Fish and Game; 1.4 acres of jurisdictional wetland meadow habitat; and 2.0 acres of non-wetland waters of the U.S., also considered waters of the State (Impacts BR5 through BR-8). The EIR further determined that these impacts are less than significant with mitigation, recommending mitigation measures BR5 through BR-8 to offset permanent impacts to wetland habitats and ephemeral and intermittent drainages. These mitigation measures are incorporated herein by reference.[2] According to the JP Ranch EIR (Subarea B of the Project), development of the JP Ranch project would affect 0.78 acres of Waters of the United States and 1.12 acres of the State's Department of Fish and Game jurisdictional waters. The U.S. Army Corps of Engineers requires an individual permit for impacts to intermittent	In addition to General Plan Land Use, Circulation and Resource Elements policies identified above, and incorporated herein, and the SummerWind Ranch and JP Ranch EIRs incorporated herein; the following mitigation measures will ensure that potential impacts to remaining habitat, special status species or wetlands on vacant or undeveloped land in the Project Area are reduced to less than significant levels. **B-1**. Prior to site-specific project development approval, a qualified biologist shall be retained by the project proponent to prepare a site-specific biological survey to determine the potential presence of wetlands, special status species, and/or suitable habitat for special status species and application of the appropriate "no net loss" mitigation measures for any identified impacts on same. **B-2**. No physical alteration of a development site or issuance of building permits shall occur within potentially biologically sensitive areas until evidence is submitted for review and approval by the Agency and the City Planning Division that either no listed flora or fauna species are present, or areas containing habitat for listed species have been avoided, or if avoidance is not possible, that all required consultations with the USFWS and/or DFG have occurred pursuant to the FESA and CESA, and evidence is provided of any necessary permits, approvals, or agreements from ACOE and DFG for removal of any wetland or riparian habitat and/or associated drainages. Future proposed development engendered by redevelopment shall be consistent with the provisions of any required consultations and associated permits or	Developers within the Project Area will be required to comply with mitigation measures approved by the State resource agencies, if need be, which would replace lost habitat and preserve contiguous areas of habitat. In addition, development within the Project Area would implement mitigation measures specifically designed to avoid, reduce, or mitigate impacts to special status/sensitive species and their habitat to less than significant levels. Implementation of adopted mitigation measures on a project-by-project basis, in combination with compliance with General Plan Land Use, Transportation and Resource Management Elements policies, CESA, FESA, CWA Regulations, NPDES permit requirements, the Fish and Game Code of California, and the regional MSHCP reduce potential cumulative losses to the regional special-status and sensitive plant and wildlife and their habitat. Therefore, the Redevelopment Plan would have a less-than-significant impact on special status species and their habitat.

[2] SummerWind Ranch EIR, Section 3.3, Biological Resources, pp. 3.3-1 through 3.3-38; Executive Summary, Table ES-2; Impacts BR-5 through BR-8 and Mitigation Measures MMBR-5through MMBR-8, pp. ES-23, ES-24.

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
channels that exceed 0.5 acres. Since the project exceeds this criterion, an individual permit would be required. Pursuant to Section 1603 of the Fish and Game Code, the JP Ranch project would also require a Streambed Alteration Agreement for impacts to channels. The EIR further identifies mitigation to reduce the residual impact to less than significant; i.e., Mitigation Measure 3.10-3 identified above and incorporated here by reference.[3]	agreements. **B-3**. No physical alteration of a development site or issuance of building permits shall occur within existing grasslands or riparian areas until a breeding season survey is conducted by a qualified biologist during spring or early summer (from March 1 through August 15) near annual grasslands, large trees, and riparian areas. **B-4.** On parcels containing potential wetlands, an ACOE verified wetland delineation and jurisdictional determination of the parcel shall be completed before any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages. If the ACOE determines that areas on the project site are jurisdictional, all work proposed in these areas shall be authorized by permits from the ACOE. All applicable permits from the DFG and RWQCB will also be obtained before construction in areas under the jurisdiction of these agencies, and provided to the Agency and City Planning Department prior to the initiation of ground disturbing activities or other construction activities. **B-5.** If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland drip line, the project sponsor shall obtain the appropriate permits from the DFG. The project sponsor shall provide proof to the Agency and City Planning Division of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters.	
2.6 ENERGY CONSERVATION Because the Project Area is an area of planned albeit now arrested development with its accompanying blight, impacts on energy conservation are projected to be less than significant in the near term (5-10 years). The potential for cumulative significant impacts in energy consumption exists in the long-term, because jobs and people are project to be where none were before. Increased energy use is synonymous with community growth, but both the General Plan and SummerWind Ranch Specific Plan determined these impacts to be less than significant and the	In addition to the General Plan and SummerWind Ranch Specific Plan goals and policies, and the JP Ranch EIR mitigation measures incorporated herein, as well as the federal and State mandates for energy conservation, among others, the following mitigation measure is recommended: **NRG 1**: All new Agency assisted development, including major rehabilitation, renovation, and redevelopment projects, shall incorporate energy conservation and green building practices to the maximum extent feasible and as appropriate to the project proposed for Agency participation to reduce	Over the relatively near term, five to ten years, energy consumption in the Project Area is expected to increase only modestly due to the economic conditions and failed development there, thus short-term energy consumption will be less than significant. New development and the consequent growth in the Project Area under the General Plan/SummerWind Ranch Specific Plan will result in the commitment of existing and planned sources of energy, which would be necessary for the construction and daily use of new buildings and associated transportation. Residential and non-residential development consume

[3] JP Ranch EIR, Section 3.10, Biological Resources, pp. 3.10-1 through 3.10.13; Mitigation Measure 3.10-3, p. ES-19.

SUMMARY OF IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION		
IMPACTS	**MITIGATION MEASURES**	**LEVEL OF SIGNIFICANCE AFTER MITIGATION**
Redevelopment Plan conforms to the General Plan and SummerWind Ranch Specific Plan as they presently exist and as they may be amended in the future. Federal, State and regional mandates calling for reduced energy consumption, increased "clean" energy, green building codes, and a myriad of other regulations, standards, guidelines and programs will lead to a reduction in GHG emissions (and therefore to a reduction in energy consumed) estimated by some to be as much as 33 percent by the year 2020. The General Plan energy conservation implementation programs also provide for the City to enforce State law and standards on energy conservation design and appliances, among other things, and the Redevelopment Plan is required to be consistent with the General Plan. There will be no conflicts with federal, State, and regional energy conservation plans; therefore, no impact in this regard exists.	wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. Such practices include, but are not limited to building sitting, orientation, and design, landscaping, transportation energy consumption reduction, recycling, and the use of active and passive solar heating and water systems.	electricity, natural gas, and petroleum products for power, lighting, heating, and other indoor and outdoor services, while vehicles consume oil and gas. Use of these types of energy for new development will result in the overall increased use of non-renewable energy resources. This represents an irreversible environmental change, which is the significant and unavoidable long-term impact of growth in the Project Area, even without adoption of the Redevelopment Plan.

ES3 SUMMARY OF PROJECT ALTERNATIVES

The following are summaries of alternatives to the Project as proposed by the Agency, which may be found in Section 3.0 of this Program EIR.

NO PROJECT ALTERNATIVE

The "No Project Alternative" would require that the redevelopment action initiated by the Agency be terminated. This alternative would, for an indeterminable period of time, prevent many of the potential side effects that could be generated from proposed redevelopment projects, such as air quality impacts, incremental traffic increases, Greenhouse Gas generation, and energy consumption, among other things. However, without redevelopment authority and financial mechanisms, the adverse conditions in the Project Area may increase, thereby further contributing to a continuing decline of the area and negatively affecting physical and economic conditions in surrounding areas.

ALTERNATIVE PROJECT AREA

An alternative Project Area, one that would consist of either more or fewer parcels than that number selected for the Project, does not take into consideration that the Project Area, as proposed, was selected based upon existing conditions and an identified need for redevelopment there. Expanding the Project Area to include parcels that do not exhibit blighting conditions and/or are not essential to the effective redevelopment of the Project Area in accordance with the CCRL, is not permitted by the CCRL; therefore, an expanded Project Area alternative is not feasible, as a matter of law.

Reducing the Project Area's size (the "Reduced Project Area alternative") by eliminating various developed or undeveloped assessed parcels, or an entire Project Area subarea, would diminish the Agency's ability to address conditions of deficiency and disuse within the Project

Area as proposed. As with the No Project alternative, redevelopment of a Reduced Project Area is somewhat environmentally superior, because fewer Project-related environmental impacts would result from the Project Area's decreased size. However, the Reduced Project Area does not meet the objectives of the Project, because identified blighting conditions will not be addressed throughout the entire area qualified for Agency assistance. Reducing the size of Project Area would allow the adverse effect of blighting conditions to continue indefinitely in those areas excluded from the Project, and hinder redevelopment activities in the Reduced Project Area.

The "Alternative Project Area," one consisting of either more or fewer parcels than those actually selected for the Project, ignores the fact that the Project Area was selected based upon existing physical and economic conditions which demonstrate the need for redevelopment, conditions which are more specifically identified in the Unified Report prepared for the Plan.[4] An increase in the Project Area's size is infeasible as a matter of law, and a reduction in the Project Area's size would diminish the redevelopment program's ability to address conditions of deficiency and disuse within the necessary area.

LIMITED REDEVELOPMENT ACTIVITIES ALTERNATIVE

The "Limited Redevelopment Activities" alternative would require circumscribing Agency activities and/or authority within the Project Area. Specific limitations would necessarily reduce the likelihood that needed improvements and facilities would be provided. In addition, if activities were specifically limited, identified conditions of blight would likely continue which would adversely affect and discourage investment in the Project Area.

FINANCING ALTERNATIVE

Financing alternatives might include Revenue Bonds, Community Development Block Grant (CDBG) funds, Economic Development Administration funds, assessment districts and other State and federal assistance and funding programs; however, these programs may also be used to supplement tax increment financing achieved through redevelopment, thus becoming an additional benefit. Reliance on any of these alternate sources as a sole financing tool is not feasible. Existing limitations associated with various financing alternatives could jeopardize the Plan's long-term implementation and prevent the Agency's ability to effect positive economic and physical changes within the Project Area in a consistent and timely manner. Consequently, this alternative could allow identified conditions of deficiency to continue without a substantial means of abatement. In contrast, adoption of the Plan will lead to steady availability of tax increment funding sources, without limiting access to alternative financing sources, for the benefit of the Project Area over the life of the Plan.

CONCLUSION

The Redevelopment Plan is subject to the General Plan/SummerWind Ranch Specific Plan to land use and all other planning goals and policies. As shown in the matrix below, the Project, which is defined as the implementation of redevelopment activities by the Agency in the Project Area in accordance with the Redevelopment Plan, has potentially more environmental impacts than the No Project alternative, largely due to the Redevelopment Plan's potential to accelerate buildout of the General Plan in a more orderly, better financed fashion. The Project also has marginally greater environmental impacts than the Reduced Project Area alternative, simply because if the Project Area is smaller, the acceleration of environmental impacts will be

[4] The Unified Report (and the Agency's Report to City Council prepared toward the end of the adoption process), which is prepared in accordance with CCRL requirements and circulated to affected taxing entities and other interested parties, documents the blighting conditions in the Project Area.

smaller. In both alternatives, however, ultimately General Plan buildout will occur, with or without the Redevelopment Plan.

COMPARISON OF PROJECT ALTERNATIVES			
Impact Topic	Proposed Project	No Project	Reduced Project Area
	Significant Unavoidable Adverse Impact		
Land Use & Planning	None	None	None
Population & Housing	None	None	None
Agriculture	None	None	None
Air Quality	Yes	Yes, to Lesser Degree	Yes, to Lesser Degree
GHGs	Yes	Yes, to Lesser Degree	Yes, to Lesser Degree
Energy Conservation	Yes	Yes, to Lesser Degree	Yes, to Lesser Degree
Source: Sections 2.1 through 2.5 of this Draft Program EIR Urban Futures Inc. 2010			

ES4 SUMMARY OF ISSUES TO BE RESOLVED BY THE LEAD AGENCY

As the Lead Agency for the Project, the Agency will be required to resolve a number of issues that may affect the Project Area, the community and the region. How the Agency resolves the following issues, and others as they are brought forth, will determine the long-term impacts of the Plan upon local and regional resources. The issues that have been identified which the Agency must resolve are as follows:

1. The Agency must determine the applicability/effectiveness of the Project Alternatives as described in detail within Section 3.0 of this EIR.

2. The Agency must find that implementation of the Plan will not cause significant new adverse environmental impacts to the following areas of concern and, therefore, that no mitigation measures are required:

- Aesthetics
- Agricultural Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Utilities & Service Systems

All of the above issue topics have been evaluated in the Initial Study prepared for the Project as having either "less than significant impact" or "no impact" and require no further evaluation in the Program EIR for the Redevelopment Plan. With respect to Agricultural Resources, which has been evaluated in this EIR (Section 2.3) based upon a finding of potential significant impact in the Initial Study, due to a reduction in Project Area size and scope, no significant impacts exist. For discussion purposes relative to Sections 2.0 and 4.0 herein, Land Use/Planning and Population/Housing, for which no significant impacts are found, are included in the EIR.

a. The Agency must determine whether the recommended mitigation measures included in Section 2.0 of this EIR represent adequate and appropriate mitigation for the adoption of the Redevelopment Plan with respect to the following areas of concern:

- Air Quality
- Greenhouse Gas/Climate Change
- Biological Resources
- Energy Conservation

With respect to the potentially significant and unavoidable cumulative Air Quality, Greenhouse Gas/Climate Change and Energy Conservation impacts associated with the Plan, a statement of overriding considerations by the Agency and the City Council is required to be adopted before the City Council may consider and adopt the Redevelopment Plan.

3. The Agency and City Council must find that this EIR has been prepared in accordance with the legal requirements established by CEQA, as amended.

ES5 AREAS OF CONTROVERSY KNOWN TO THE LEAD AGENCY

No areas of controversy are known to the Lead Agency.

1.0 PROJECT DESCRIPTION

1.1 INTRODUCTION, AUTHORITY, AND APPROACH

BACKGROUND

The Agency is proposing adoption of the Redevelopment Plan for the purposes of: i) implementing the goals, policies and implementation programs of the General Plan and the SummerWind Ranch Specific Plan, as applicable, within or for the benefit of the Project Area; ii) promoting long-term Agency activities to improve or alleviate existing blighting conditions within the Project Area; and iii) increasing, improving and preserving the supply of housing affordable to eligible persons and families of very low and low to moderate income in the community. Such activities should help to create the long-term revitalization of the Project Area and may include, but not necessarily be limited to, construction of new and upgrading of existing public facilities and infrastructure, promoting and facilitating economic development and job growth, providing additional affordable housing opportunities for eligible persons and families, and generally helping to improve the quality of life for residents, and business and property owners, within the Project Area and community overall.

Redevelopment is defined pursuant to CCRL Section 33020 as "the planning, development, re-planning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these of all or part of a survey area, and the provision of those residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them."[5] The Redevelopment Plan is proposed as a planning and fiscal program for the future implementation of redevelopment activities in the entire Project Area in support of General Plan and SummerWind Ranch Specific Plan goals and policies. The Redevelopment Plan does not identify any new site-specific projects as part of the redevelopment plan adoption process beyond incorporating those projects (e.g. circulation improvements, infrastructure improvements, etc.) identified in the General Plan, the SummerWind Ranch Specific Plan and the JP Ranch development project, which are evaluated in the General Plan EIR and other related EIRs in accordance with CEQA. When site-specific projects are identified and proposed for development/redevelopment with Agency participation, and as a matter of compliance with applicable General Plan and SummerWind Ranch Specific Plan policies, the Zoning Ordinance, building code requirements, and other applicable codes and regulations, additional site-specific environmental assessment and further analysis in accordance with CEQA may be required and specific mitigation measures imposed as a condition of site-specific project approval.

The Project is the adoption and subsequent implementation of the Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2 within or for the benefit of the Project Area, specifically; and ultimately for the City, which is located in the northwestern portion of the County (see Section 1.2, Figure 1 Vicinity Map). The primary discretionary action associated with the Project is Agency approval of the Plan and its subsequent consideration for adoption by the City Council. The Agency proposes the Project as a catalyst to reverse the physical and economic blight within the Project Area. The Project will be implemented in accordance

[5] Section 33021 identifies additional redevelopment activities including: alteration, improvement, modernization, reconstruction or rehabilitation, or any combination of these, of existing structures in a project area; provision of open space and public or private recreation areas; and, replanning or redesign or development of undeveloped areas wherein specific deleterious conditions exist.

with the CCRL; approval and adoption of the Plan is the mechanism to implement subsequent redevelopment and private and public improvements within the Project Area. As a basis for the redevelopment under consideration, it is proposed that uses be permitted in compliance with the City's General Plan, the SummerWind Ranch Specific Plan and Zoning Ordinance, as amended from time to time, as well as with all other applicable federal, State, regional, and local codes, regulations and guidelines.

The following land uses currently exist within the Project Area: single family residential, mobile home park, parcelized right-of-way, and previously improved land (see Section 2.1, Table 2, Existing Land Use Acreage, and Figure 3, Existing Land Use Map). The following General Plan land use categories are designated within the Project Area: Low Density and Low/ Medium Density Residential, Community and Regional Commercial, Open Space and [SummerWind Ranch] Specific Plan (see Section 2.1, Table 3, General Plan Land Use Acreage, Figure 4 General Plan Land Use Map and Figure 5, SummerWind Ranch Specific Plan Land Use Map[6]).

The Agency is pursuing adoption of the Redevelopment Plan on a time schedule to permit using 2010-11 as the Base Year for tax increment collection purposes. If the present adoption schedule is maintained, and the City Council determines to adopt the Plan in the exercise of its policy discretion, it is anticipated that the adopting ordinance will be approved in approximately November 2010. When adopted, the Plan will have an effective life of 30 years with respect to the Project Area.

As an element of the Plan adoption process, CCRL Sections 33333.3 and 33352(k) require the Agency to prepare and distribute an EIR for review and comment pursuant to CEQA Statutes, Section 21151. This Draft Program EIR has been prepared in accordance with the CEQA Statutes and the CEQA Guidelines, filed with the State Clearinghouse (SCH), circulated to the responsible and trustee agencies, as appropriate, and to organizations and interested persons requesting notice. A Notice of Availability of the EIR will be published for the community in the appropriate newspaper of general circulation in accordance with CEQA requirements.

CEQA requires all State public agencies to analyze the potential effects of their discretionary actions on the environment before proceeding with those actions. Adoption of a redevelopment plan, such as the Project considered here, is one type of project subject to the requirements of CEQA. CEQA is a procedural requirement that neither approves nor denies a project; instead, CEQA represents a public disclosure process of the environmental effects that may occur and it becomes part of the City Council's consideration of adoption of the Plan. The purpose of preparing an EIR is to provide the public and the decision-makers with information about potential significant adverse physical environmental effects (i.e., significant impacts) that would result from implementation of the Project. In accordance with CEQA requirements, this EIR identifies the potential adverse significant impacts of the Project, recommends methods of avoiding or reducing those impacts (i.e., mitigation measures), as feasible, and explores alternatives to the Project that could meet most Project objectives while reducing one or more of the Project's potential, significant effects.

[6] SummerWind Ranch Specific Plan Land Uses: Village A1-A9 (Manors, Villas, Cottages, Bungalows, School, Park, Open Space); Village B1-B12 (Manors, Villas, Cottages, Bungalows, Garden Courts, Parks and Community Recreation, Open Space); Village C1-C14 (Manors, Villas, Cottages, School, Wastewater Treatment Facility, Parks and Community Recreation, Open Space); Village D1-D12 (Villas, Cottages, Bungalows, Townhomes, School, Parks and Community Recreation, Open Space); Village E1-E3 (Garden Courts, Townhomes, Open Space); Town Center TC1-TC10 (Business Park, Commercial, Open Space); RLC Open Space (RLC-1 Purchased, Garden Air Wash GA1-GA4, RLC-2 thru RLC-5 Option Land).

CEQA Statutes, Section 21067 defines the "lead agency" as "...*the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment."* The determination that the Agency is the Lead Agency for the Project has been made pursuant to CEQA Statutes, Section 21165 and in accordance with the requirements of Sections 15050 to 15053 of the CEQA Guidelines.

CEQA Statutes, Section 21090(a) states, "*An environmental impact report for a redevelopment plan may be a master environmental impact report, a program environmental impact report, or a project environmental impact report. Any environmental impact report for a redevelopment plan shall specify the type of environmental impact report that is prepared for the redevelopment plan."* In accordance with CEQA Statutes Section 21090(a), this EIR for the Project is specified to be a "Program EIR" as described in detail below. At this stage in the Plan adoption process, no new site-specific, development/ redevelopment projects have been identified. Individual project financial specifics are unknown because tax increment receipts from the Project Area are not yet forthcoming.

The Agency's primary goal in adopting the Plan for the Project is to assist in the elimination of blight and/or to prevent its spread within the Project Area for the benefit of the Project Area and the community overall. Further, in accordance with CCRL requirements, the Agency will set aside 20 percent of all tax increment receipts from the Project Area to assist in the provision of affordable housing to qualifying persons and families within the community; however, until such tax increment amounts are forthcoming, no specific housing projects or programs are proposed.

PROGRAM EIR

A Program EIR is a particular EIR approach authorized by CEQA Guidelines Section 15168 for use in documenting the environmental implications of community general plans, redevelopment plans, redevelopment plan amendments, and other programs, which involve a series of interrelated actions taken by a governmental authority that can be characterized as one project or program to achieve an overall program goal. A Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: i) geographically; ii) as logical parts in the chain of contemplated actions; iii) in connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or iv) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. The Redevelopment Plan for the Project and the series of actions required for its implementation are characterized by these relationships:

- Plan actions are geographically related because the Project, including all its implementing actions, would occur within the Project Area and/or for the Project Area's benefit;
- The various local, regional, state, and federal governmental approvals, entitlements, and permits that may be required for implementation in the Project Area are all logical parts in the chain of actions contemplated by redevelopment under the Plan;
- Redevelopment of the Project Area would be undertaken in connection with the issuance of rules, regulations, plans and other general criteria set forth in the Plan under the CCRL; and
- Redevelopment activities would be comprised of various individual activities, carried out under the statutory authority of the Agency that would generally have similar environmental effects that could be mitigated in similar ways.

CEQA Guidelines, Section 15180(b) states, "An EIR on a redevelopment plan shall be treated as a Program EIR with no subsequent EIRs required for individual components of the redevelopment plan unless a subsequent EIR or a supplement to an EIR would be required by [CEQA Guidelines] Section 15162 or 15163." [Emphasis added.][7] CEQA Guidelines, Sections 15162 and 15163 describe the basis on which the lead agency would determine the need for a subsequent EIR or a supplement to an existing EIR.

Given that, site-specific projects are yet to be identified or proposed for Agency assistance within the Project Area, it is possible that when such site-specific projects are initiated, and based upon further appropriate environmental assessment, additional specific CEQA documentation may be necessary to meet applicable CEQA requirements.

CEQA Statutes Section 21166 addresses events that would require subsequent or supplemental EIRs in addition to the precedent EIR. These "trigger" events include: i) when substantial changes are proposed in a project which will require major revisions of the EIR; ii) when substantial changes occur with respect to the circumstances under which the proposed project is being undertaken which will require major revisions in the EIR; and iii) when new information, which was not known, and could not have been known at the time of EIR certification, becomes available.

In accordance with the Program EIR approach, subsequent implementing project activities in the Project Area must be assessed in light of the Program EIR to determine whether an additional environmental analysis must be conducted, documents prepared, and project-specific mitigation recommended. The following should guide the Agency per CEQA Guidelines, Section 15168(c) in determining the need for additional analysis prior to the time that specific redevelopment program activities are undertaken:

- If a later activity would have effects not examined in the Plan's Program EIR, a new Initial Study would need to be prepared, leading to a Negative Declaration, a Mitigated Negative Declaration, or an EIR with respect to that activity.
- If the Agency finds, pursuant to CEQA Guidelines, Section 15162 and CEQA Statutes, Section 21166, that no new effects could occur, or no new mitigation measures would be required, the Agency could approve the activity as being within the scope of the Project covered by the Program EIR, and no new environmental document would be required.
- Where appropriate and necessary, the Agency shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into subsequent actions in the program.
- Where the subsequent activities are site-specific operations, the Agency should use a written checklist or similar device to document evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the Program EIR.

When a law other than CEQA requires public notice when the Agency later proposes to carry out or approve an activity within the Project Area, and relies on the Program EIR for CEQA compliance, pursuant to CEQA Guidelines Section 15168(e), the notice of the activity shall include a statement that:

- The proposed activity is within the scope of the Project approved earlier, and

[7] Section 15180(b) was promulgated prior to the amendment of CEQA Statutes, Section 21090(a) , but should continue to be relevant in instances, as here, where a redevelopment plan EIR is expressly designated to constitute a Program EIR

- The Program EIR adequately describes the activity for the purposes of CEQA.

Use of a Program EIR can provide the following advantages by: i) providing an opportunity for more exhaustive consideration of effects and alternatives than practical in an EIR on an individual action; ii) ensuring consideration of cumulative impacts that might be slighted in a case-by-case analysis; iii) avoiding duplicative reconsideration of basic policy considerations; and iv) allowing consideration of broad policy alternatives and program-wide mitigation measures at an early time when the Agency has greater flexibility.

APPROACH

The approach taken in preparing this EIR under the above-described Program EIR authority is to describe the anticipated broad-based, Project Area-wide and community-wide significant impacts of the Project. Subsequent redevelopment activities within the Project Area must be examined in the light of this Program EIR and additional CEQA assessment performed to determine whether additional environmental analysis and mitigation will be required. If a later activity will have significant effects that are not examined in this Program EIR, then additional environmental assessment leading to analysis for such project in the Project Area must be completed and feasible mitigation measures recommended as appropriate and necessary.

Information outlined throughout this Section 1.0 (regarding the Project Description in general) and in Appendix B (regarding proposed redevelopment Projects and Programs) will serve as the basis for all subsequent project-specific environmental analyses.

As evidenced in the above-cited sections, the information currently available about the Project is, of necessity, at a program level of detail until such time as tax increment revenues may be realized for specific implementation activities. The Projects and Programs List (Appendix B) and this Program EIR describe the range of activities and anticipated specific redevelopment actions known or reasonably foreseeable by the Agency at the time this EIR was prepared. No site-specific redevelopment activities or actions that could be reasonably linked to a specific location have been identified for Agency participation; rather, the redevelopment activities and actions currently identified by the Agency are programmatic and conceptual in nature. These activities cannot be precisely scheduled due to the uncertainty of the amount and time of availability of future revenues to be received by the Agency over the life of the Redevelopment Plan. As specific activities are designed and implemented, they shall be subject to additional environmental review to the extent required under Sections 15162 and 15163 of the CEQA Guidelines in recognition of the inherent limitations of this Program EIR in assessing specific project impacts. Accordingly, this Program EIR provides only a description of the impacts and mitigation needs associated with implementation of these general redevelopment program actions and objectives.

Redevelopment of the Project Area under authority of the CCRL is sought by the Agency because it believes that the evidence shows the present level of resources available to alleviate existing deficiencies in the Project Area will not secure adequate or acceptable improvements in the areas of public safety, public services and facilities, infrastructure, or economic stimulus without support from redevelopment. The continued lack of adequate financial resources will result in continuing physical and economic deterioration within the Project Area. Detailed examination of these existing deleterious conditions is not within the

purview of this analysis of the potential environmental impacts of the Project; such analysis is contained in other documentation prepared by the Agency.[8]

The approach taken in this EIR involves the comparison of the existing environmental conditions in the Project Area with the conditions that would exist after implementation of the proposed Redevelopment Plan. Implementation of the Plan causes impacts in two ways:

1. Through the actions directly undertaken by the Agency; e.g., repair and/or improvement of drainage, streets, sidewalks and curbs (see Appendix B); and

2. Through growth or redevelopment that may be facilitated by the actions of the Agency.

An impact is considered significant if the Agency's direct actions, and/or the development induced only by Redevelopment Plan implementation, cause an environmental standard to be adversely exceeded. Such standards are those of the City, where available, or other appropriate standards as referenced in this EIR. For example, an increase in traffic flow is not significant unless the additional traffic, generated by implementation of the Plan, causes the circulation system to exceed the traffic flow standards of the City with respect to the Project Area and areas adjacent. Unless the added volume causes an existing standard to be exceeded, it is not considered significant.[9] This environmental carrying capacity approach, using existing standards as limits of acceptable change, is the basic assessment method used in the CEQA process undertaken for this Project.

WHO MAY USE THIS PROGRAM EIR

CEQA Guidelines, Section 15124(d), requires that agencies expected to use an EIR be listed in the document. The Agency will use this EIR as part of its consideration and approval of the Redevelopment Plan; the Planning Commission will use this EIR as part of its review of the Plan's conformity with the General Plan and recommendation to the Agency and the City Council as part of its consideration and approval of the Plan; and the City Council will use this EIR as part of that body's consideration of Plan adoption. Site-specific projects of the types described herein and in the Plan, when and as identified, may require further environmental analyses on a project-by-project basis by implementing or lead agencies, who will prepare project-level CEQA documents. Lead agencies and responsible agencies for individual projects may use this Program EIR as the basis for analysis, as appropriate. It is the Agency's intent that other agencies and project proponents use the information contained within this Program EIR in order to "tier" subsequent environmental documentation of individual projects within the Project Area. Information from this document may also be incorporated or cited into other associated environmental documents, as applicable.

Because the Plan for the Project at this stage of the redevelopment plan adoption process is necessarily at the "program" level, and because no Agency-proposed individual or specific projects have yet been identified or are in process, no permits or approvals (beyond those outlined herein) for the Agency, Planning Commission and City Council, have been sought or are as yet required.

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[8] The Preliminary Report (United Report) prepared in accordance with CCRL Section 33344.5, which, among other things, describes the reasons for the selection of the Project Area and the physical and economic conditions existing in the Project Area.

[9] This relates to specific projects; however, it is possible that the cumulative impact of multiple projects over time could be significant, a possibility that is explored in Section 4.0 of this EIR.

1.2 ENVIRONMENTAL SETTING

REGIONAL

The City is located in the region known as the Inland Empire, which covers all of San Bernardino and Riverside Counties and the easternmost portion of Los Angeles County. The City is located within the eastern portion the Yucaipa Valley section of Southern California's Inland Valley and at the western edge of the San Gorgonio Pass between San Bernardino and Palm Springs. The City is situated within the foothills of the San Bernardino Mountains, with elevations ranging between 2,500 to 3,500 feet above sea level.

The Yucaipa Valley area is naturally divided into three mesa-like areas: the North Bench, the Middle Bench, encompassing central Yucaipa, and the South Bench, covering the City. The San Bernardino Mountains and the Crafton Hills surround Calimesa to the north and west. Located on the northwestern end of the San Gorgonio Pass, the San Jacinto Mountains and the San Timoteo Badlands border the City to the east and south, respectively.

San Bernardino County and the City of Yucaipa are located on the northern side of the City and County Line Road, directly north of the City limits. The cities of Beaumont and Banning, and the community of Cherry Valley, are located east of the City. Regional access to the City is provided by Interstate 10 (I-10), which runs through the City from northwest to southeast, and State Route 60 (SR-60), which runs east west south of the City through the City of Beaumont. The City covers approximately 15.6 square miles, with a sphere of influence covering another 15 square miles on the west side of the City. According to the State Department of Finance, there are an approximate 3,064 occupied dwelling units in the City with approximately 2.4 persons per household.[10]

The City is located within the South Coast Air Basin (SCAB). The SCAB incorporates approximately 12,000 square miles within four counties—San Bernardino, Riverside, Los Angeles and Orange. The annual average temperature varies little throughout the SCAB, ranging from the low to middle 60s, measured in degrees Fahrenheit. With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than the inland areas. The climatological station located nearest to the City is in the City of Redlands, where the average annual low temperature is reported at 49.5ºF while the average annual high is 78.2ºF. All areas in the SCAB have recorded temperatures above 100°F in recent years. The hottest months in this area of the SCAB are July and August, with average maximum temperatures in the 90s. January is typically the coldest month with minimum average temperatures in the 30s.

In contrast to a very steady pattern of temperature, rainfall is highly variable seasonally and annually. Almost all rain falls from November through April. Summer rainfall is normally restricted to widely scattered thundershowers near the coast, with slightly heavier shower activity in the east and over the mountains. Rainfall averages around 13.45 inches per year.

CEQA Section 15125(c) states, "Knowledge of the regional setting is critical to the assessment of environmental impacts" and advises that special emphasis should be given to environmental resources that are rare or unique to the region and which would be affected by the Project. As discussed in Section 1.10 below, among other things, the Initial Study determined that impacts in the areas of aesthetics (including scenic resources), biological resources, cultural resources (including historical and archeological resources), and mineral

[10] State of California, Department of Finance, Demographics Research Unit, Table 2-E-5 City/County Population and Housing Estimates 1/1/2010.

resources in the Project Area would sustain either no impacts or less than significant impacts from implementation of the Redevelopment Plan. By the same token, the Project is not anticipated to have any adverse impact upon regional resources, such as County-designated scenic drives, habitat conservation plans, Native American artifacts, or construction aggregates deposits. No site-specific projects are proposed for redevelopment at this time, because no such projects have been identified and no funding from tax increment receipts has yet accrued to enable the Agency to underwrite such projects.

As a matter of law, all projects implemented by the Agency under the Plan must conform to General Plan and SummerWind Ranch Specific Plan goals, policies, and implementation programs. With respect to compliance with regional plans, such as the SCAB's Air Quality Attainment Plan and State Air Quality Implementation Plans discussed in Section 2.4 herein, or to the Department of Transportation's Regional Transportation Plan, for example, the Plan for the Project as implemented by the Agency is expected to comply with all local, regional, State and federal plans and regulations to the greatest extent feasible; it is a requirement of the CCRL.

1.3 PROJECT AREA DESCRIPTION, LOCATION AND BOUNDARIES

As shown on Figure 2, Proposed Project Area Map, the Project Area is comprised of three noncontiguous subareas (A through C) located within the City's incorporated limits, one of which (Subarea C) is contiguous to the Agency's Redevelopment Project Area No. 1.

The Project Area is surrounded by settings generally ranging from urban to rural in character. Subareas A and B are located northeast of the I-10, while Subarea C is mostly located southwest of the I-10.[11]

Subareas A and B consist of portions of new housing developments generally known as the Mastercraft and JP Ranch development projects, for which a Mitigated Negative Declaration and EIR, respectively, were completed and certified. Since that time however, economic conditions and the financial and housing markets crash have halted or delayed completion of the projects, even though grading and some construction was begun. JP Ranch went into default and has now been split into three separate ownerships and portions of these now separately owned tracts are included in Subareas A and B of the Project Area. Completion of the Mastercraft development project, a portion of which is in Subarea A, has been delayed due to economic and market influences and the project proponent is in the process of modifying its development plan to reduce the floor plans to better meet current market conditions. The SummerWind Ranch development project, a portion of which comprises much of Subarea C has been foreclosed and the property is currently owned by the FDIC.[12]

Given current circumstances it is unknown when, or to what degree, the above development projects will be completed, or if they will be completed at all. In addition, except for the land uses as designated by the General Plan and the SummerWind Ranch Specific Plan, it is unknown how much or when the Mastercraft, JP Ranch, and SummerWind Ranch development projects will change from their current footprints.

[11] At the time, the Notice of Preparation and Initial Study were circulated to the responsible agencies and interested parties in January 2010 in accordance with CEQA requirements, the Project Area was stated to be 1,250 acres consisting of two subareas, A and B. It has since been reduced by 97 acres and now consists of three subareas, A, B, and C.

[12] Information provided by City Community Development Department staff, June 2010.

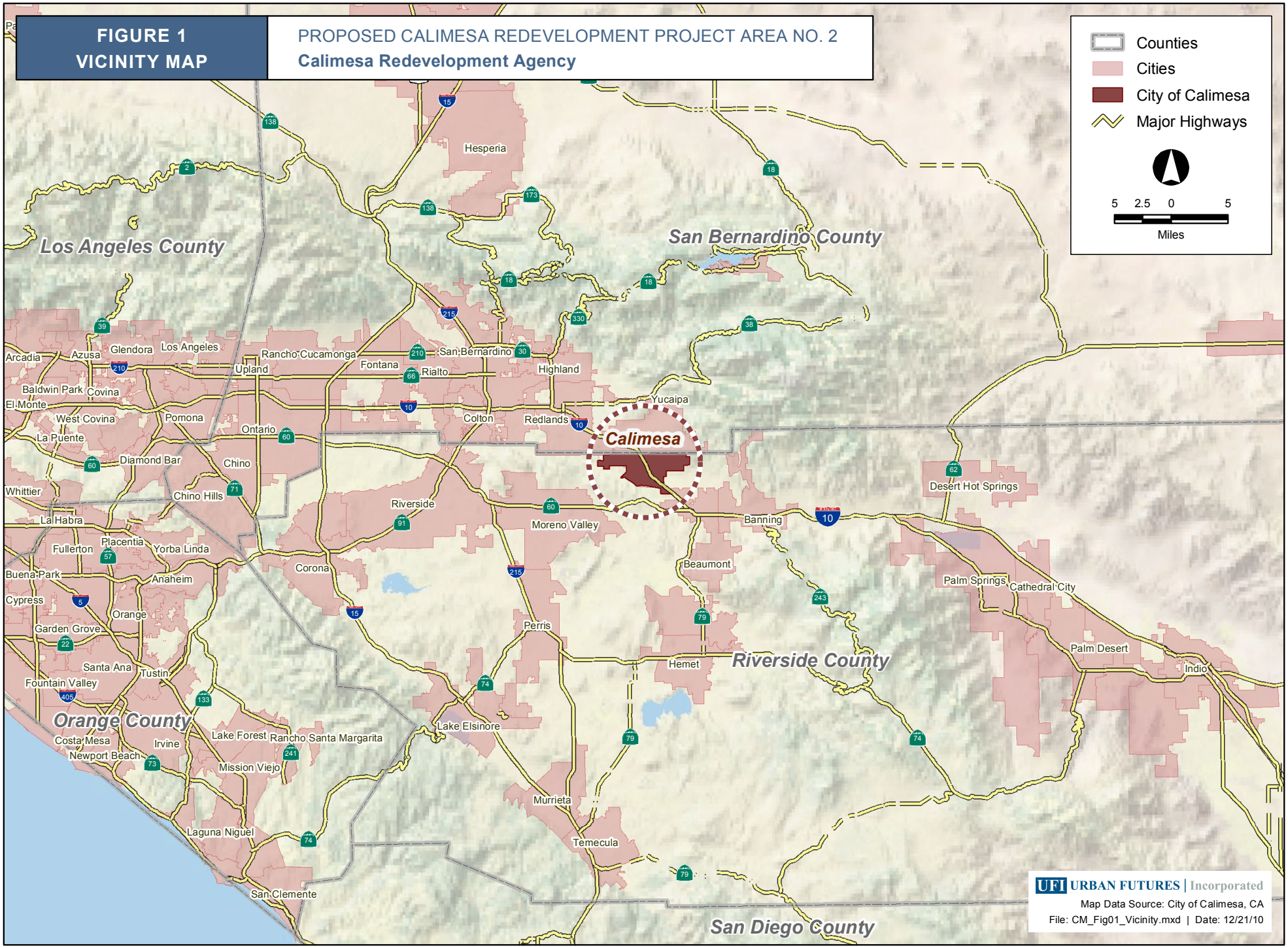
The 1,143-acre Project Area represents approximately 11 percent of the City's incorporated land area and approximately 764 dwelling units are currently located within the Project Area. The Project Area's population is estimated to be approximately 1,860, or approximately 24.6 percent of the City's total 2010-estimated population.

The Redevelopment Plan is proposed to be adopted In compliance with the CCRL, providing a planning and fiscal tool to remedy blight in the Project Area, by implementing economic improvements, affordable housing, community development facilities, economic programs and infrastructure improvements which are consistent with, and conform to the General Plan, SummerWind Ranch Specific Plan and Zoning Ordinance. In addition to remedying existing blight, the Plan's proposed Projects and Programs List, generally described in Appendix B of this Program EIR, are intended to facilitate future economic and physical development within the Project Area and the City as a whole, so far as the land use levels permitted by General Plan and SummerWind Ranch Specific Plan goals and policies allow.

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FIGURE 1
VICINITY MAP
PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2
Calimesa Redevelopment Agency
Counties
Cities
City of Calimesa
Major Highways
5 2.5 0 5
Miles
Los Angeles County
San Bernardino County
Orange County
Riverside County
San Diego County
Calimesa
Hesperia
Yucaipa
Redlands
Colton
Highland
San Bernardino
Rialto
Fontana
Rancho Cucamonga
Upland
Ontario
Pomona
Chino
Chino Hills
Diamond Bar
Los Angeles
Glendora
Azusa
Arcadia
Baldwin Park
Covina
El Monte
West Covina
La Puente
Whittier
La Habra
Fullerton
Placentia
Yorba Linda
Buena Park
Anaheim
Cypress
Orange
Garden Grove
Santa Ana
Tustin
Fountain Valley
Costa Mesa
Irvine
Newport Beach
Lake Forest
Rancho Santa Margarita
Mission Viejo
Laguna Niguel
San Clemente
Riverside
Moreno Valley
Corona
Perris
Lake Elsinore
Murrieta
Temecula
Hemet
Beaumont
Banning
Desert Hot Springs
Palm Springs
Cathedral City
Palm Desert
Indio
UFI URBAN FUTURES | Incorporated
Map Data Source: City of Calimesa, CA
File: CM_Fig01_Vicinity.mxd | Date: 12/21/10

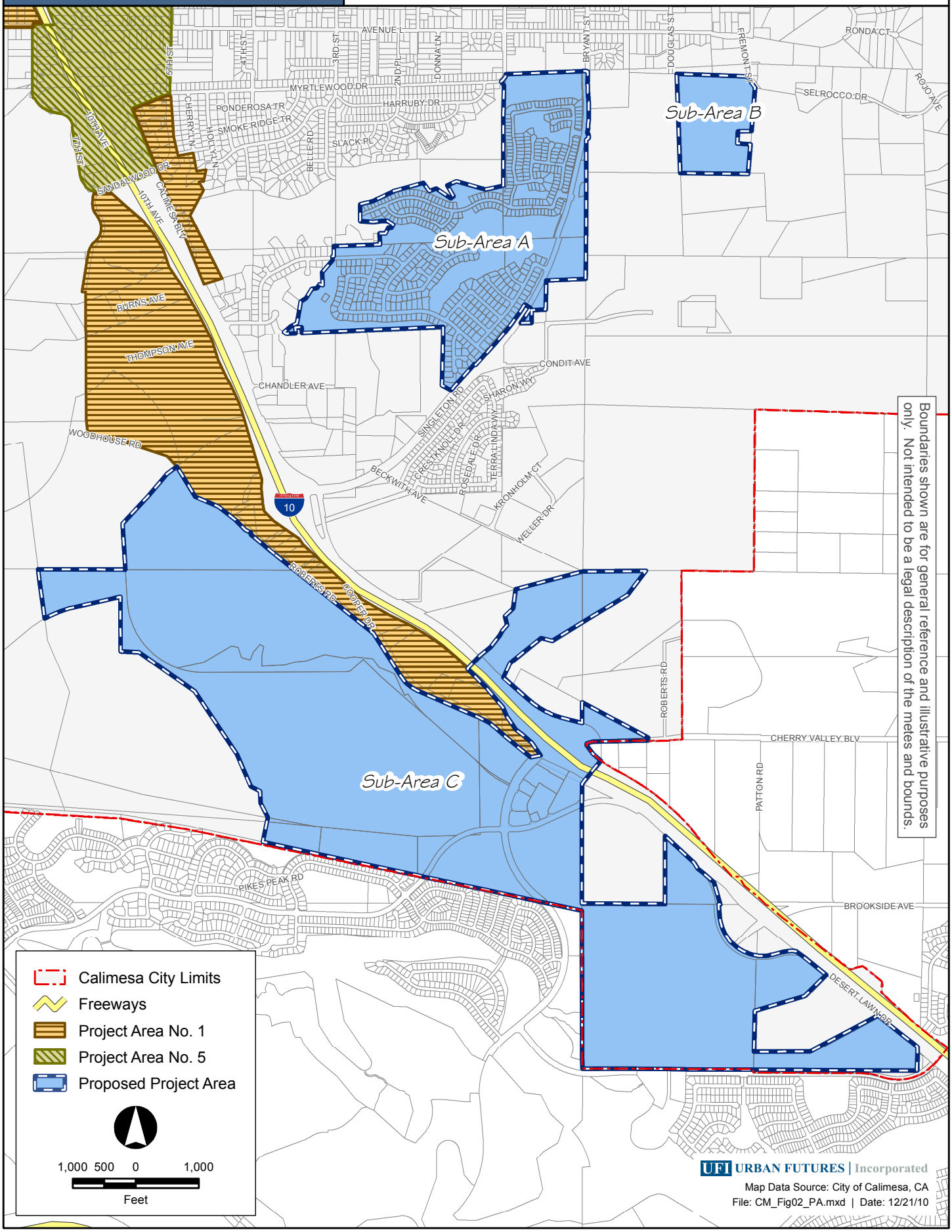
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FIGURE 2
PROPOSED PROJECT AREA

PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2
Calimesa Redevelopment Agency



UFI URBAN FUTURES | Incorporated

Map Data Source: City of Calimesa, CA
File: CM_Fig02_PA.mxd | Date: 12/21/10

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1.4 PROJECT OBJECTIVES

The severe economic recession that began over two years ago has resulted in an increase in home foreclosures and a sharp decline in demand for newly constructed and approved–for-construction housing units in the City. Several neighborhood tracts and supporting infrastructure that were begun, but only partially completed, create an abandoned character not only in each area, but in the surrounding community as well. Some homes in these defaulted housing tracts, abandoned by real estate developers, are only partially constructed with no substantial evidence of preservation of construction already completed. A review of the defaulted JP Ranch project (Tentative Tract Maps 26925, 30386 and 30387) and the delayed SummerWind Ranch project (Tentative Tract Maps 32702 and 33105), which comprise much of the Project Area, suggests these adverse economic conditions have created and will continue to create serious negative physical and economic impacts on the Project Area and the City at large. Locally elected and appointed officials are concerned that increased defaults, foreclosures, and interrupted and abandoned neighborhood construction will leave the City with insufficient revenue to cover the costs associated with providing the necessary public services within these areas as well as its ability to address the housing needs of Calimesa residents.

The Agency is proposing adoption of the Redevelopment Plan to help the Agency to: i) implement the goals and objectives of the General Plan and SummerWind Ranch Specific Plan and facilitate creation of a more cohesive and better functioning community overall, ii) improve existing community services and facilities as necessary, iii) effect additional positive impacts within the Project Area, including the lessening of physical and economic blight, and iv) increase the number of affordable housing opportunities available to eligible residents.

Long-term implementation of the Plan may include, but will not necessarily be limited to, activities such as: i) funding, construction and monitoring of affordable housing; ii) construction, reconstruction and improvement of structures, public walks and buildings; iii) infrastructure improvements, such as drainage, circulation improvements, and water distribution system and wastewater collection system improvements; and iv) redevelopment assistance programs to private property owners and developers such as low-interest loans. These redevelopment activities are not proposed projects at this time, but may be the general kind of future activities undertaken by the Agency and/or others after adoption, and over the 30-year effective life of the Redevelopment Plan. The Agency is proposing to designate 2010-11 as the "Base Year Assessment Roll" for tax increment collection purposes permissible under authority promulgated in CCRL Section 33670.

As required by CCRL Section 33331, under the Redevelopment Plan, proposed land uses in the Project Area will be consistent with the General Plan and SummerWind Ranch Specific Plan, as applicable, and zoning regulations, as they presently exist and as they may be amended from time to time, as well as with all other applicable local, regional, State and federal regulations, codes and guidelines, as appropriate. Within the confines of the General Plan and SummerWind Ranch Specific Plan land use designations, a range of development will be permitted as the Redevelopment Plan is implemented. Population densities will conform to the goals and policies set forth in the General Plan and SummerWind Ranch Specific Plan. Building standards will conform to the building requirements of all applicable State statutes and all applicable local codes and ordinances.

1.5 INCORPORATION BY REFERENCE

For the purpose of its examination of environmental impacts that may affect the Project Area, this Program EIR incorporates by reference the following documents as permitted by CEQA Guidelines, Section 15150(b):

a. City of Calimesa, *Calimesa General Plan*, as adopted by City Council Resolution No. 94-5 on April 4, 1994, and as it may be amended from time to time (hereafter referred to as the **"General Plan"**).[13] The City's General Plan promulgates the City's policies, goals, and objectives in executing the City's planning and decision-making process. CCRL Section 33331 requires that a redevelopment plan be consistent with the general plan of the community. As appropriate and applicable, policies of the City's General Plan are referenced throughout this Program EIR.

b. City of Calimesa, Draft Environmental Impact Report for the General Plan of the City of Calimesa, SCH No. 92-062-070, October 18, 1993; certified as final in accordance with CEQA by City Council Resolution No. 94-5 on April 14, 1994, hereafter referred to as the "General Plan EIR". The General Plan EIR evaluated potential significant environmental impacts related to the adoption of the General Plan of the City. Mitigation measures contained in the General Plan EIR, as appropriate and applicable, are incorporated in this Program EIR as referenced.

c. City of Calimesa, City Council Resolution No. 94-5, "Exhibit B, Statement of Facts and Findings in Support Thereof for the Proposed Calimesa General Plan EIR (SCH #92-062-070)," adopted April 4, 1994, certifying the Final EIR for the General Plan (hereafter referred to as the "General Plan EIR Exhibit B.")[14] This document summarizes the potential significant environmental effects identified in the General Plan EIR that would result from General Plan implementation, and the City Council's findings with respect to those potentially significant effects.

d. City of Calimesa, SummerWind Ranch at Oak Valley Specific Plan Area No.1, Amendment No. 1 and its Draft Environmental Impact Report dated January 2005, SCH # 2004061035, ("SummerWind Ranch EIR"). The SummerWind Ranch Specific Plan Amendment ("SummerWind Ranch Specific Plan") provides the regulatory framework for the future development of the SummerWind Ranch portion of the Oak Valley Specific Plan Area No.1, and further refines and implements the City's General Plan and specific plan goals, policies and objectives, consistent with the General Plan and the Oak Valley Specific Plan Area No. 1, as previously adopted by the City.[15]

Beginning in the late 1980's, the Oak Valley Specific Plan was approved and Environmental Impact Reports were certified for over 6,000 acres of land located in Western Riverside County within the community (at the time the unincorporated) areas of Calimesa and Beaumont. On October 6, 1988, the Oak Valley Specific Plan 216 and related Environmental

[13] The General Plan consists of the following seven State-mandated elements: Land Use, Circulation, Conservation and Open Space (Resource Management Element), Safety, Noise and Housing. It also contains the following optional element that addresses local concerns: Air Quality.

[14] In certifying the EIR for the General Plan, City Council Resolution 94-5, Section 3 directs that all mitigation measures indicated in the General Plan EIR be incorporated in the General Plan (p.2); the document relied on in this Program EIR. City staff are currently initiating a comprehensive update of the General Plan; however, the General Plan update will not be completed prior to consideration of the Redevelopment Plan for adoption (approximately November 2010).

[15] The original Oak Valley Specific Plan No. 216 was adopted in 1988 and amended in May 1990 by the County Board of Supervisors in 1988. The City of Calimesa was incorporated in December 1990 and the City subsequently adopted those portions of Specific Plan 216 and 216A and its accompanying Environmental Impact Report that were situated within the newly incorporated City limits, renaming the Specific Plan to "Oak Valley SP1" or Oak Valley Specific Plan Area No.1.

Impact Report No. 229 were approved and certified by the Riverside County Board of Supervisors. Oak Valley Specific Plan Amendment 216A was approved by the Board of Supervisors on May 22, 1990, which resulted in an approval to develop 6,405 acres within the unincorporated areas of Calimesa and Beaumont.

The City of Calimesa was incorporated in December 1990 and the City Council subsequently adopted those portions of Specific Plan 216 that were situated within the newly incorporated City limits. This portion of the Oak Valley Specific Plan (now the City's specific plan) was renamed the "Specific Plan Oak Valley SP1," and referred to as the Oak Valley Specific Plan Area No. 1. In 1998 the City annexed an additional 1,756 acres of the County's Oak Valley Specific Plan planning area, The specific plan for this newly annexed area, named the Oak Valley Specific Plan (Annexation No. 5), was adopted March 16, 1998 by City Council Resolution No. 98-4. In evaluating and adopting the Oak Valley Specific Plan for the annexation areas, the City also considered and adopted the related County Oak Valley Specific Plan EIR (EIR No. 229), finding that EIR No. 229 and its Addendum provided for an adequate, accurate and objective environmental statement that complies with CEQA.[16] The City Council certified the EIR, incorporated EIR No. 229 and its mitigation measures by reference into the adopting resolution, considered alternatives, made findings, and adopted a statement of overriding considerations with respect to adverse environmental impacts resulting from the Oak Valley Specific Plan annexations.[17] On April 18, 2005, an additional amendment was approved and the Specific Plan was re-named the "SummerWind Ranch at Oak Valley" Specific Plan.

The north and central portions of Subarea C of the Project Area (generally that area west of Interstate 10, south of Woodhouse Road, north of Hagen Heights and west of Plantation on the Lake) are within the SummerWind Ranch Specific Plan area. No other portions of the Project Area's three subareas are within the SummerWind Ranch Specific Plan or the larger Oak Valley Specific Plan areas (see Figure 4, General Plan Land Use Map and Figure 5, Specific Plan Land Use Map). The SummerWind Ranch EIR evaluates environmental impacts of the SummerWind Ranch development and proposes mitigation measures to reduce such impacts. The Mitigation Monitoring and Reporting Program for the SummerWind Ranch Specific Plan Amendment to the Oak Valley Specific Plan No.1 is included in this EIR as Appendix F-2 and is incorporated herein by reference.

e. City of Calimesa, Final Environmental Impact Report for the Development of Tentative Tract Numbers 30386 and 30387, SCH #2002011078, February 2003, hereafter referred to as the "**JP Ranch EIR**." Certified by the City Council on June 16, 2003 by Resolution No. 2003-31, the JP Ranch EIR evaluates the impacts of the now defunct JP Ranch development project, an area occupying most of Subareas A and B of the Project Area (generally that portion of Subarea A east of California Street and all of Subarea B), proposes mitigation measures to reduce such impacts, and adopts a statement of overriding considerations with respect to impacts whose adverse effects cannot be reduced to a less than significant level; i.e., Air Quality. The Mitigation Monitoring Program for the now-defunct JP Ranch project is attached hereto as Appendix F-1 and made part hereof by reference.

f. City of Calimesa **Zoning Ordinance**, which can be found online at http://codepublishing.com/ca/calimesa/ and as subsequently amended (hereafter referred to as the "Zoning Ordinance").

[16] City of Calimesa, City Council Resolution No. 98-4, Section 10, p. 12, March 16, 1998.

[17] *Ibid,* p. 10. Environmental areas of concern that could not be mitigated to less than significant levels were: Air Quality, Loss of Agricultural Land, Impacts to Wildlife, Loss of Open Space, Noise Impacts, and Circulation Impacts.

The above documents are cited where appropriate as permitted by CEQA Guidelines, Section 15148. Mitigation measures and discussions that address regional influences, secondary effects, cumulative impacts, broad alternatives and other factors applicable to the Project, and as specifically identified in this Program EIR, are incorporated into this EIR and made part hereof. CEQA Guidelines, Sections 15150, et seq., authorize use of incorporation by reference and provide guidance for using such incorporation in a manner consistent with the public involvement and full disclosure functions of CEQA. Copies of the above document(s) are available for public review at the Agency's offices, 908 Park Avenue, Calimesa, CA 92320.

1.6 RELATIONSHIP OF THE REDEVELOPMENT PLAN TO OTHER PLANNING DOCUMENTS

The purpose of the Redevelopment Plan is to provide a vehicle for the alleviation of certain detrimental physical, social and economic conditions in the Project Area that limit the ability of the private sector acting alone to achieve full development and revitalization in accordance with the General Plan and SummerWind Ranch Specific Plan applicable to the Project Area. The detrimental conditions include characteristics of blight. Current blighting conditions, including lack of infrastructure, in the Project Area tend to limit the Project Area's development potential, and thereby the long-term potential for achieving the General Plan's land use, circulation, and other applicable policies. In this sense, the Plan will act as a tool to implement the General Plan and the SummerWind Ranch Specific Plan in the Project Area; the Redevelopment Plan is the legal and financial platform for reducing those blighting conditions that otherwise limit the physical and economic growth potential of the Project Area and the surrounding community.

Pursuant to the CCRL, redevelopment plans must be consistent with the applicable general plan, including any applicable specific plans. To ensure such conformity, the Redevelopment Plan adopts by reference the General Plan, its elements, and any subsequent amendments thereto. The Plan, therefore, proposes only actions and land uses that would otherwise be permitted under the General Plan and SummerWind Ranch Specific Plan. Environmental impacts resulting from implementation of the Plan in the Project Area will be no greater than those anticipated in the environmental documentation for the General Plan. This EIR addresses the impacts of new development or redevelopment in the Project Area that would likely occur due to implementation of the Redevelopment Plan.

1.7 PURPOSE AND INTENDED USE OF THIS DOCUMENT

The purpose of this Program EIR is to inform local decision makers and the general public of the reasonably foreseeable environmental effects of the Project. An environmental effect, or "impact," is considered "significant" when that effect would result in a substantial adverse change in the physical conditions existing in the Project Area at the time of this analysis. An environmental effect is considered "less than significant" if the change is not substantial. A significant effect can often be reduced to a less-than-significant level by implementing mitigation measures. "No Impact" is a term used when the Project would not result in any change to the particular physical environment. To the extent that certain specific environmental categories deemed susceptible to impact have already been determined in the Initial Study as being expected to sustain "No Impact" or "Less than Significant Impact" from implementation of the Project, these categories are not re-examined in this Program EIR, with two exceptions as discussed in Section 1.10 below. The Initial Study with its Environmental Checklist is included in this Program EIR as Appendix A.

The EIR discusses the existing (baseline) environmental conditions within the Project Area, the potential significant impacts of Redevelopment Plan implementation on the physical environment, evaluates alternatives to the Project, and identifies measures for reducing or avoiding any identified significant and potentially adverse impacts caused by Project implementation. In addition, comments solicited and timely received from local and State agencies and organizations during the CEQA review process are included within the EIR.

As previously stated, this EIR is intended for use by the general public, officials of the City and the Agency, and other interested agencies and persons wishing to evaluate the potential environmental effects of the Project. The EIR is designed to be a full disclosure document that will accompany other documents through the Redevelopment Plan adoption process. This analysis is conducted at the Program EIR level, and is intended to provide an overall analysis of a program with the acknowledgement that the Agency must undertake additional, site-specific analyses of potential environmental effects, as appropriate and necessary, when and as such, site-specific actions to implement the Project are proposed.

The following agencies will be responsible for granting approvals for the Plan for the Project:

- Calimesa Planning Commission: recommends Project Area boundaries, evaluates the Plan's conformity with the City's General Plan, considers the Draft Program EIR, and considers the conformity resolution for adoption and recommendation to the Agency and the City Council;
- Calimesa Redevelopment Agency: considers the Draft Program EIR and Plan at a public hearing; certifies the sufficiency of the Draft Program EIR; and considers approval of the Plan and recommendation of Plan adoption to the City Council; and
- Calimesa City Council: considers the Draft Program EIR and Plan at a public hearing, certifies the sufficiency of the Draft Program EIR; and considers adoption of the Plan by City ordinance.

The Reviewing Agencies, included as part of Appendix D of this EIR, have previously received the Notice of Preparation (NOP) of the Program EIR (CEQA Guidelines, Section 15082) and will receive a copy of this Draft Program EIR and/or the Notice of Completion of Draft Program EIR. Each of these Reviewing Agencies can, at its discretion, participate in the CEQA review and comment process. Appendix E contains comments that were received in response to the NOP.

1.8 RELATIONSHIP TO GENERAL PLAN BUILD-OUT

The Redevelopment Plan is required to be consistent with the General Plan and the SummerWind Ranch Specific Plan in accordance with CCRL Section 33331. The Agency will have 30 years to implement redevelopment activities within the Project Area, and it will be guided by market demand, Agency priorities, property and business owner participation, and availability of funding. No specific development/redevelopment projects are known to the Agency at this time; thus, it is not possible for the Agency to forecast precisely to what degree of impact such implementation will have upon long-term growth within the Project Area. The Agency can only project, based upon the success of its existing redevelopment projects and other redevelopment projects within the State of California, that the Project will be a catalyst for positive, long-term economic and physical growth within the Project Area and area adjacent to it.

The change in the environment between existing baseline (the year 2010) and expiration of the Plan (the year 2040) as it affects the Project Area, is examined to determine whether impacts arising from Plan's implementation activities would be adversely significant in the Project Area. Because it is difficult to determine specific potential growth created by the long-term implementation of Project activities, the appropriate measurement of Project impacts is best evaluated in terms of General Plan/SummerWind Ranch Specific Plan buildout to designated land uses and land use densities. As such, the Agency has based all growth rate assumptions within this Program EIR upon a General Plan "buildout scenario," as that buildout pertains to the Project Area. The exact degree of the Plan's influence upon ultimate General Plan buildout within the Project Area cannot be determined, but this method of analysis does allow the Agency to generally quantify the potential for long-term impacts, within parameters established by the City's General Plan as it presently exists, and represents a worst-case scenario for the purposes of CEQA analysis of potential adverse impacts.

All growth statistics relative to General Plan buildout used within this EIR to evaluate long-term environmental impacts are presented in Table 1, and the methodology and assumptions used for the Table 1 calculations are detailed in Appendix C of this Program EIR. The phrase "General Plan buildout" refers to a hypothetical condition in which every undeveloped parcel in the Project Area is developed to the maximum intensity permitted under current General Plan land use designations. This hypothetical condition would, therefore, have no undeveloped parcels and no previously improved parcels developed to less than the maximum allowable density. Realistically, it is most unlikely that such a complete buildout condition would ever occur.

For example, legal non-conforming uses, such as residential structures located on parcels designated for commercial or industrial use, may persist well beyond the life of the Redevelopment Plan due to market factors, lack of turnover, or other reasons. Similarly, the complete development or "infill" of every single otherwise undeveloped parcel is improbable, because public resources are not adequate for that task and private property owners may choose to leave property in an under-developed condition for personal, economic or other reasons.

Accordingly, analysis of the environmental consequences of the Plan using the General Plan buildout scenario necessarily overstates, rather than understates, the growth consequences of Project implementation in the Project Area. Redevelopment activities are based upon need (e.g., condition of property), availability of funding, market demand, and property owner willingness to participate in redevelopment implementation, among other constraints. Nevertheless, use of this analytic approach assures that the Program EIR is evaluating the greatest level of new development/redevelopment that can be anticipated within the parameters of the General Plan Land Use Element and SummerWind Ranch Specific Plan, and thereby constitutes a worst case (cumulative) impact assessment of potentially adverse impacts within the Project Area.

TABLE 1
GENERAL PLAN STATISTICAL ABSTRACT BASED UPON 30-YEAR BUILD-OUT SCENARIO

	EXISTING CONDITIONS	POTENTIAL LONG-TERM PROJECTED GROWTH	RESULTANT PROJECTED BUILD-OUT
Housing (Dwelling Units)	764	1,457	2,221
Population	1,860	3,546	5,406
Light Industrial (Building Square Feet)	0	437,778	437,778
Light Industrial jobs	0	1,459	1,459
Commercial (Building Square Feet)	0	2,252,439	2,252,439
Commercial jobs	0	5,631	5,631
Water Consumption (gallons/day)	535,600	1,556,533	2,092,133
Wastewater Generation (gallons/day)	122,240	460,885	583,125
Solid Waste Generation (tons/year)	313	7,677	7,990
Traffic Generation (trips/day)	3,976	103,870	107,846

See Appendix C, Assumptions, and Methodology for the Project Area buildout scenario. Growth projections are based on General Plan/SummerWind Ranch Specific Plan buildout of undeveloped parcels in the Project Area. Resultant buildout statistics calculated by adding existing conditions and buildout conditions, minus any redeveloped properties.

Source: Urban Futures, Inc., 2010.

1.9 THRESHOLDS OF SIGNIFICANCE CRITERIA

Section 15064(a) of the CEQA Guidelines states, "Determining whether a project may have a significant effect plays a critical role in the CEQA process." The identification of the significance of an impact determines the level of environmental review required and the need for mitigation measures to reduce or eliminate a project's impacts. As defined in CEQA Guidelines Section 15064.7, "a 'threshold of significance' is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant."

Thresholds of significance ("thresholds") are maximum standards of acceptable impacts to which potential Project-related environmental impacts are compared in the determination of significance by the decision-making body. Findings that significant environmental impacts from a proposed action are possible, that mitigation measures can reduce impacts to a less than significant level, or that impacts are significant even after all feasible mitigation, are all based on an understanding of what is considered "significant" by the decision-making body.

Section 15064.7 of the CEQA Guidelines encourages public agencies to develop and publish thresholds that said agency would use in the determination of the significance of environmental effects. However, for those cases that the Agency and/or other applicable regulatory agencies have not established specific thresholds, the thresholds identified in Appendix G, "Environmental Checklist" of the CEQA Guidelines,[18] have been used in this Program EIR as the basis for determining the significance of a potential environmental impact.

[18] CEQA Guidelines, Appendix G (the Initial Study/Environmental Checklist Form) provides a guideline for determining significant impacts. It, or a similar one, is commonly used throughout California to identify potential environmental effects of proposed projects, supplemented with narrative or discussion of items marked on the list (See Appendix A of this EIR).

1.10 INITIAL STUDY IDENTIFICATION OF IMPACTS

CEQA Guidelines Section 15006 encourages the reduction of delay and paperwork by, among other things: *"(d) Using Initial Studies to identify significant environmental issues and to narrow the scope of EIRs. (Section 15063)... (f) Using a previously prepared EIR when it adequately addresses the proposed project. (Section 15153)..."*

An initial study may rely on expert opinion supported by facts, technical studies or other substantial evidence to document its findings; however, Section 15063(a)(3) states, *"an Initial Study is neither intended nor required to include the level of detail included in an EIR."* CEQA Guidelines Section 15063(b) provides, among other things: *(1) If the Agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment ... the Lead Agency shall do one of the following: (A) Prepare an EIR, or (B) Use a previously prepared EIR, which the Lead Agency determines adequately analyzes the project at hand, or (C) Determine, pursuant to a Program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR and then determine which effects, if any, should be analyzed in a later EIR."*

CEQA Guidelines Section 15063(c)(3) provides that the purposes of an Initial Study are to, among other things: "*Assist in the preparation of an EIR, if one is required, by: (A) Focusing the EIR on the effects determined to be significant, (B) Identifying the effects determined not to be significant, (C) Explaining the reasons for determining that potentially significant effects would not be significant, and (D) Identifying whether a program EIR, tiering, or another appropriate process can be used to analysis of the project's environmental effects."*

Based on the foregoing, the Initial Study for the Project states, "*CEQA requires that the Lead Agency, when preparing the Initial Study, review the whole of a project. Supporting information may include references to and incorporation of previous environmental documents or other information sources, but the Initial Study is not designed to provide the depth of analysis expected of a complete EIR. The environmental checklist that follows is intended to narrow the environmental issues to be addressed in the Program EIR for the Plan, to help determine the scope and focus of the EIR by identifying those environmental issues arising from Plan adoption/implementation whose potential significance requires further assessment and/or mitigation, and to eliminate those environmental issues which have either been adequately addressed through previous CEQA compliance and/or which present no environmentally significant effects. The Redevelopment Plan is required, as a matter of law, to be consistent with the General Plan and the specific plans. Mitigation measures, defined in terms of General Plan and specific plan policies, goals, objectives and standards, function as mitigation for Redevelopment Plan implementation impacts as well, because Redevelopment Plan implementation actions are bound by the General Plan and [SummerWind Ranch] Specific Plan."*[19]

As previously stated, the Notice of Preparation (NOP) and Initial Study were prepared and submitted for public review pursuant to Section 15082 of the CEQA Guidelines and distributed on January 5, 2010 to the State Clearinghouse, affected entities, responsible agencies and interested parties as shown in Appendix D. The Initial Study/Environmental Checklist identified environmental topics under which implementation of the Plan could result in environmental impacts.

[19] Appendix A hereto, pp. 6-7

The Initial Study also identified certain types of environmental effects for which implementation of the Plan would either have no impact, or a less than significant impact due to required compliance with existing policies of the City's General Plan and SummerWind Ranch Specific Plan, and their related EIRs, or through other existing local, regional, State or federal laws, regulations and policies.

TOPICS EVALUATED AS HAVING NO IMPACT OR LESS THAN SIGNIFICANT IMPACT

CEQA Guidelines Section 15152(b) encourages the use of "tiering" to allow the analysis of general matters contained in a broader, "policy" EIR (such as the General Plan EIR or SummerWind Ranch EIR) to eliminate repetitive discussions of the same issues in a later EIR and to focus on the actual issues "ripe for decision" at each level of environmental review. Section 15152(b) further states, *Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general pan, policy, or program to an EIR...for another plan, policy, or program, of lesser scope....*

CEQA Guidelines Section 15152(c) next provides as follows: *"When a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred...until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographic scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand."*

These statements relate directly to the crux of the issue of environmental impact analysis for redevelopment plans. The CCRL specifically requires CEQA compliance, but a redevelopment project area is a larger area for which site-specific or design-specific projects usually have not yet been proposed. The reason such individual specific projects do not exist is that until such time as the plan is adopted; no tax increment revenues begin to accrue from the redevelopment project area. In good economic times, when demand for property is high and ready financing is available, tax increment revenue may begin to accrue in a very few years, thus providing ready funds for potential improvements, or the expectation of funds against which the Agency may issue revenue bonds. In constrained economic times, such as presently being experienced both in the State and nationally, tax increments may not materialize at a rate high enough to be utilized for five years or more. For this reason, it is not realistically possible, without speculation, to quantify, or even completely qualify, the kinds of impacts that may accrue.

The Initial Study for the Plan (Appendix A) is tiered upon the General Plan/General Plan EIR, the SummerWind Ranch EIR, and to some extent on the JP Ranch project EIR.[20] No land uses are proposed that differ from the land uses analyzed and evaluated in those CEQA documents. For that purpose, the Initial Study incorporated the General Plan, SummerWind Ranch Specific Plan, SummerWind Ranch EIR and JP Ranch EIR into the Initial Study. Relying on and referencing General Plan goals, objectives and policies, General Plan EIR mitigation measures, and the other EIRs, the Initial Study concluded that several environmental topics showed less than significant or no impacts. This Program EIR focuses on topics having potential impacts.

[20] At the time of the Initial Study, the JP Ranch EIR was thought to be for a specific plan. Further investigation determined that the EIR was prepared for a tract development project instead.

The Initial Study concluded that the Project would not significantly impact the existing environmental setting with respect to the following environmental issue topics. With the exceptions noted below, these issues are not discussed within this EIR:

- Aesthetics
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning*
- Mineral Resources
- Noise
- Population/Housing*
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

* The Initial Study identified the Land Use/Planning and Population/Housing topics as ones, which would be included in the EIR, despite being evaluated as having either "less than significant impact" or "no impact" in the Environmental Checklist. These topics are included in this Program EIR to provide the basis for a discussion of the Project's cumulative and growth inducing impacts on the Project Area within the context of the community.

TOPICS EVALUATED AS HAVING POTENTIAL IMPACTS

The following environmental areas of concern were determined in the Initial Study to be potentially affected by adoption of the Plan; therefore, these areas are evaluated further in this EIR.

- Agricultural Resources
- Biological Resources
- Energy Conservation
- Air Quality
- Greenhouse Gases/Climate Change

In addition, as directed by SB97, the State Natural Resources Agency adopted Amendments to the CEQA Guidelines on December 30, 2009 (the “CEQA Amendments”). On February 16, 2010, the State Office of Administrative Law approved the CEQA Amendments, and filed them with the Secretary of State for inclusion in the California Code of Regulations. The CEQA Amendments became effective on March 18, 2010. Therefore, in addition to the discussion related to greenhouse gas emissions included as Section 2.4.2 of this EIR, the topic of Energy Conservation, which is now a mandatory CEQA requirement based upon the amendment to CEQA Guidelines, Appendix F, is also included as Section 2.5.

RESPONSIBLE AGENCY COMMENTS RECEIVED IN RESPONSE TO THE NOP

Prior to the end of the 30-day NOP and Initial Study review period (on or about February 6, 2010), the following reviewing agencies responded to the content of the Initial Study with comments and/or recommendations of information to be included in the EIR:

- State of California, Governor’s Office of Planning & Research, State Clearinghouse, January 6, 2010
- Riverside Land Conservancy, January 18, 2010
- Riverside County Sheriff, January 19, 2010
- Southern California Gas Company, January 20, 2010

The following agencies responded after the close of the review period; however, their comments are included in the EIR as a courtesy to those agencies:

- Riverside County Fire Department, February 10, 2010
- State of California, Department of Transportation, District 8, February 16, 2010

Copies of comments and information received in response to the Agency's NOP and the Initial Study are included in Appendix E of this EIR.

2.0 ENVIRONMENTAL IMPACT ANALYSIS

2.1 LAND USE

This section contains excerpts from, among other things, the General Plan Land Use Element and the SummerWind Ranch Specific Plan, which provide the foundation for land use policy and regulations both inside and outside the Project Area, and which have been previously incorporated herein by reference.

EXISTING CONDITIONS WITHIN THE PROJECT AREA

As shown in Figure 2 herein, the Project Area is comprised of three non-contiguous subareas – identified for the sake of discussion in this Program EIR as Subareas A, B and C. Subarea A, approximately 257 acres, is situated generally south of Avenue L and Singleton Road, and east of I-10 and contains the now delayed Mastercraft housing tract development project and a portion of the now defunct JP Ranch project. Subarea B, approximately 41 acres, lies to the east of Subarea A and was also part of the JP Ranch project. Subarea C, the largest subarea at 845 acres, is located primarily southwest of the I-10, contains the SummerWind Ranch project, now in default, and is partially contiguous to the City's Redevelopment Project Area No. 1.[21]

As previously stated, the Project Area totals approximately 1,143 acres wherein residential and land improved for planned residential uses predominate.[22] The specific breakdown of existing land uses by approximate acreage is shown in Table 2 below and illustrated on Figure 3, Existing Land Use Map.

TABLE 2
PROJECT AREA EXISTING LAND USES

EXISTING LAND USE	NO. OF PARCELS	%	ACRES*	%
Single Family Residential	56	9.1%	15.5	1.4%
Mobile Home	3	0.5%	196.9	17.2%
Parcelized Rights-of-Way	10	1.6%	14.6	1.3%
Improved Land	536	87.3%	539.5	47.2%
Previously Urbanized	1	0.2%	40.5	3.5%
Vacant	8	1.3	261.1	22.8%
Sub-Total	614	100.0%	1,067.3	93.4%
Public Rights-of-Way	0	-	75.7	6.6%
Total	614	100.0%	1,143.0	100.0%

* Acreage is approximate. Source: Urban Futures, Inc., 2010

[21] The Calimesa Redevelopment Project Area No. 1 is a wholly separate redevelopment project of the Agency and is not part of, nor will it be subject to, the Plan for the Project Area being considered in this EIR.

[22] "Improved land" characterizes land that has been graded, disturbed, or subdivided for residential, commercial, and industrial uses, and for which infrastructure has been provided or has begun to be provided, such as streets, lighting, storm drainage, curb, gutter, sidewalk, etc.

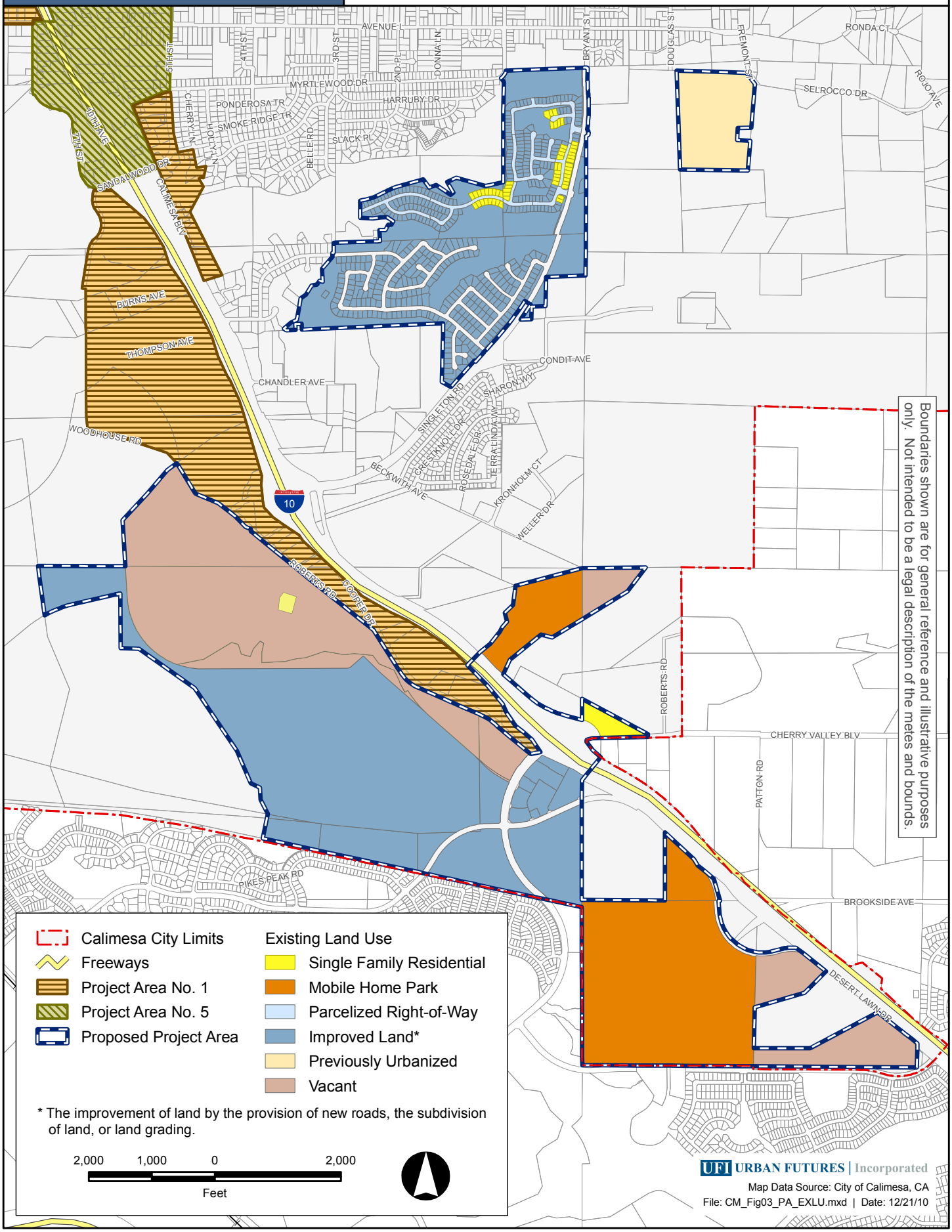
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FIGURE 3
EXISTING LAND USE

PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2
Calimesa Redevelopment Agency



UFI URBAN FUTURES | Incorporated

Map Data Source: City of Calimesa, CA

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CITY GENERAL PLAN/SUMMERWIND RANCH SPECIFIC PLAN/ZONING

Figure 4 shows General Plan land use map designations for parcels located within the Project Area. Figure 5 shows the SummerWind Ranch Specific Plan land use map designations for those Project Area parcels located in Subarea C, which are subject to the SummerWind Ranch Specific Plan.[23] The remaining portion of Subarea C, Plantation on the Lake east of I-10 is not subject to any specific plan, but only to the General Plan. The breakdown of General Plan and SummerWind Ranch Specific Plan land uses by approximate acreage is shown in Table 3 below. Upon final approval and adoption of the Redevelopment Plan, the General Plan (and the SummerWind Ranch Specific Plan as applicable), as may be amended from time to time, will control land use policy within the Project Area; implementation of the Plan for the Project will always be consistent with land use designations permitted by the General Plan, or the SummerWind Ranch Specific Plan as applicable, as a matter of law. Within the confines of the General Plan/SummerWind Ranch Specific Plan land use designations, a range of development/redevelopment will be permitted as the Redevelopment Plan is implemented. Population densities will conform to policies set forth in the General Plan/SummerWind Ranch Specific Plan. Building standards will conform to the building requirements of all applicable State statutes, regional regulations and all applicable local codes and ordinances.

TABLE 3
PROJECT AREA GENERAL PLAN/SPECIFIC PLAN LAND USE DESIGNATIONS

GENERAL/SPECIFIC PLAN LAND USE DESIGNATION**	ACRES*	%
Low Density Residential	263.4	23.0%
Low/Medium Density Residential	207.8	8.2%
Community Commercial	44.9	3.9%
Regional Commercial	6.1	0.5%
Open Space	5.6	0.5%
GENERAL PLAN LAND USE	527.7	46.2%
Manors	52.3	4.6%
Villas	51.3	4.5%
Cottages	25.1	2.2%
Bungalows	40.6	3.5%
Business Park (includes light industrial)	80.4	7.0%
Commercial	96.2	8.4%
Jr. High	20.9	1.8%
Park	6.5	0.6%
Open Space	130.3	11.4
Circulation	49.1	4.3
SPECIFIC PLAN LAND USE	424.0	37.1%
SUBTOTAL	951.7	83.3%
No Land Use Designation	191.3	16.7%
PROJECT AREA TOTAL	1,143.0	100.0%

*Acreage is approximate
**Source: City of Calimesa General Plan, April 4, 1994; *SummerWind Ranch at Oak Valley Specific Plan Area No.1, Amendment No. 1*, adopted January 2005; Urban Futures, Inc. General Plan land use GIS analysis, April 2010.

[23] Parcels located in Subareas A and B, and the southeastern portion of Subarea C are not subject to the SummerWind Ranch Specific Plan (see Figures 4 and 5, herein).

HABITAT CONSERVATION PLAN

Portions of the Project Area, specifically portions of Subarea B (part of the now-delayed Mastercraft and JP Ranch development projects) identified as "Criteria Cells" 407 and 410,[24] are subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in western Riverside County. Also, the western boundary of Subarea C (most of which is in the defaulted SummerWind Ranch development project) of the Project Area lies adjacent to land owned by the Riverside Land Conservancy, a nonprofit land trust which facilitates the transfer of land from willing private landowners to public ownership in order to ensure that natural lands, wildlife habitat and working farm lands are preserved for future generations.

The MSHCP was approved by the Wildlife Agencies in 2004.[25] A total of 146 sensitive plant and wildlife species are covered under the plan. Of that total, 118 species are considered to be adequately conserved under the MSHCP; the remaining 28 species are conditionally covered. Sixteen plant species are classified as narrow endemic species. The MSHCP planning area encompasses approximately 1.26 million acres (1,966 square miles); it includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, as well as the jurisdictional areas of the cities of Calimesa, Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Perris, Hemet, and San Jacinto. The County has prepared individual preserve plans for each region within the County to guide implementation of the MSHCP. The City is located within The Pass Area Plan of the MSHCP, Subunits 2 and 3. The MSHCP provides a strategy for "take" authorization of listed species in the planning area as long as the specific project is in compliance with the criteria of the MSHCP. If a project will affect habitats designated for covered species in the MSHCP, mitigation strategies must be in compliance with the MSHCP. The MSHCP comprises a reserve system that encompasses core habitat, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

The City Council approved and adopted the MSHCP and the implementing Agreement, established procedures and requirements for MSHCP implementation, and entered into a Memorandum of Understanding with the County by its Resolution No. 2004-10 on February 19, 2004, entitled, *Western Riverside County Multiple Species Habitat Conservation Plan Implementation Policy.* By Ordinance No. 212, adopted March 15, 2004, the City Council made findings and determinations and adopted local development mitigation fees to ensure new development pays its fair share of the costs of acquiring and preserving vegetation communities and natural areas within the City and the region which are known to support plant and wildlife specifies covered by the MSHCP.[26] At the same time, the City Council informally identified its own Wildlife Corridor Plan as that of the MSHCP.

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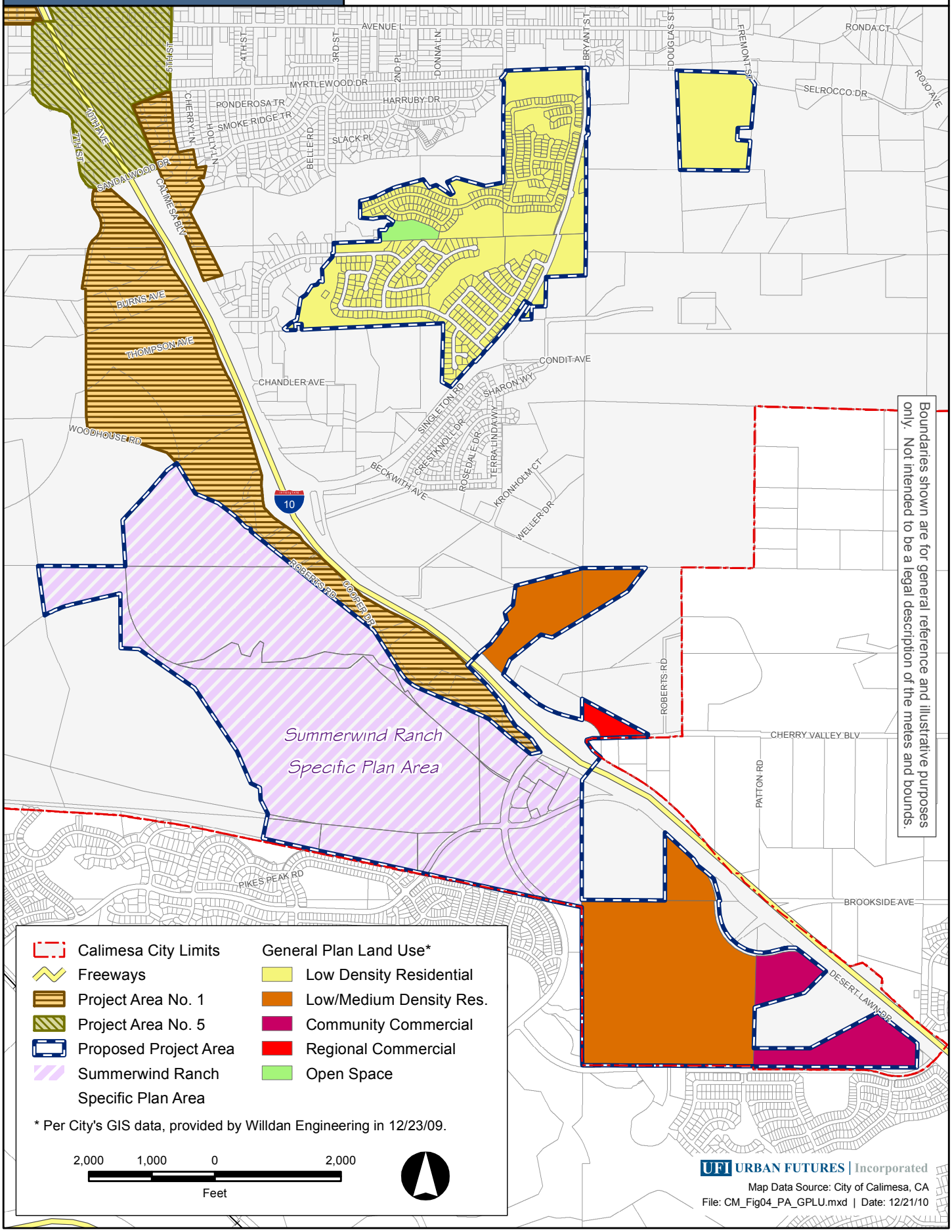
[24] "Criteria Cells" are defined by the MSHCP as follows: Criteria are the descriptions provided for individual cells or cell groups within the Criteria Area to guide assembly of the Additional Reserve Lands. The Criteria Area is an area comprised of cells depicted on Figure 3-1 of the MSHCP. A Cell is defined as a unit within the Criteria Area generally 160 acres in size, approximating one-quarter section and a Cell Group is an identified grouping of cells within the Criteria Area. Western Riverside County MSHCP, Volume 4, Final EIR/EIS, Section 10.0 Glossary, Acronyms, Abbreviations And Index; http://www.rctlma.org/mshcp/volume4/10.html.

[25] The Wildlife Agencies include the U.S. Fish and Wildlife Service (USFWS) and the State Department of Fish and Game (DFG).

[26] City of Calimesa, Municipal Code Chapter 16.05, Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ord.212 § 1, 2004; Code 1990 § 16.16.01)

FIGURE 4
GENERAL PLAN LAND USE

PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2
Calimesa Redevelopment Agency



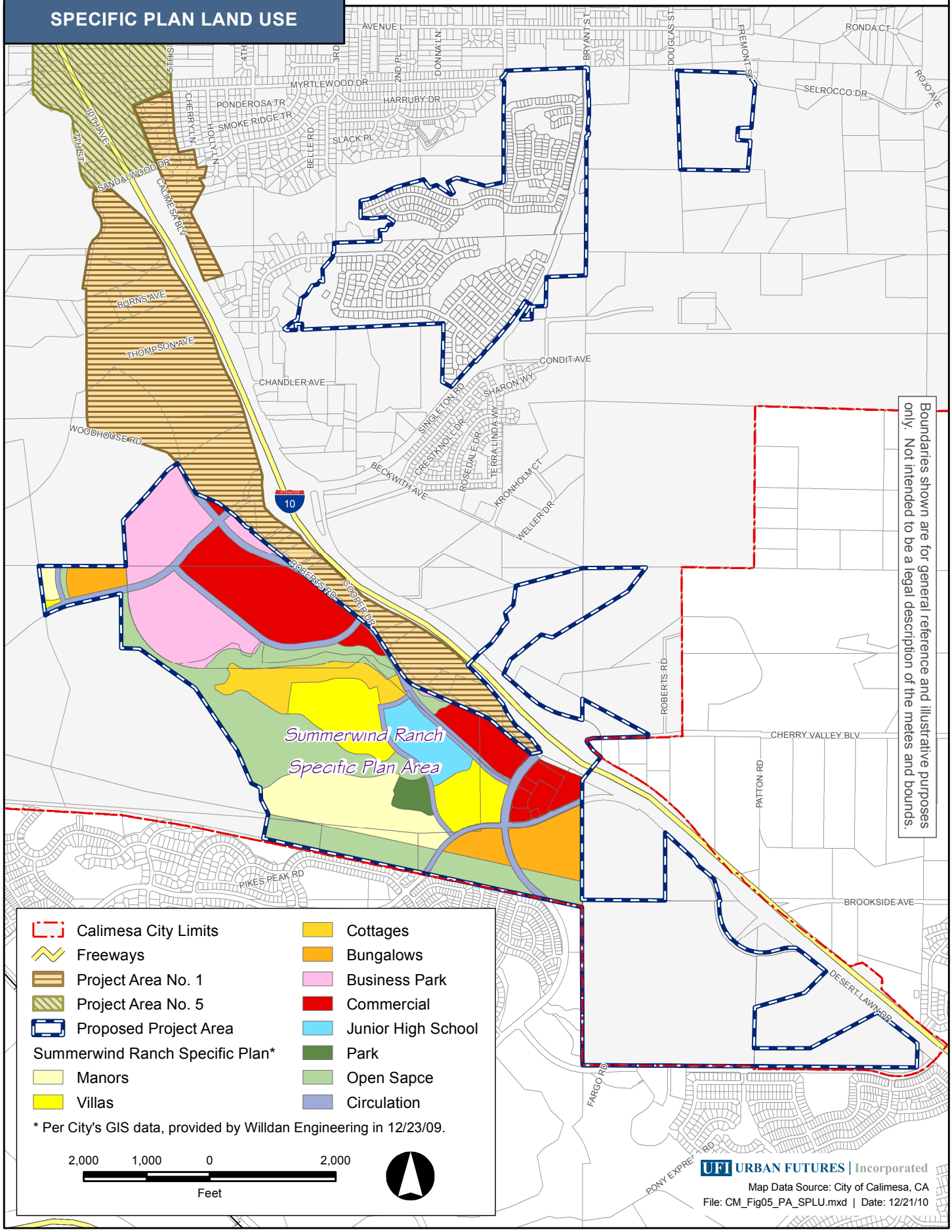
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FIGURE 5
SUMMERWIND RANCH
SPECIFIC PLAN LAND USE

PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2
Calimesa Redevelopment Agency



UFI URBAN FUTURES | Incorporated

Map Data Source: City of Calimesa, CA
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REGIONAL PLANNING

The Southern California Association of Governments (SCAG) functions as the designated Metropolitan Planning Organization (MPO) for six Southern California counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The federal Highway Act of 1962 mandated the creation of MPOs throughout the country's metropolitan planning areas with the intention of ensuring compliance with a continuing, comprehensive, and cooperative planning process in the development of a Regional Transportation Plan (RTP) and Regional Transportation Improvement Plan (RTIP). The SCAG region encompasses a population exceeding 18 million persons in an area of more than 38,000 square miles. SCAG is mandated by the federal government to research and develop plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the State level.

Among other things, SCAG is responsible for: i) development and maintenance of the RTP and the RTIP for the region; ii) ensuring compliance with the federal Clean Air Act Air Plan (the "Air Plan");[27] iii) development of demographic projections plus the integrated land use, housing, employment, and transportation programs; iv) development of the Regional Comprehensive Plan and Guide (RCPG); v) preparation of the Compass Growth Vision (CGV); and v) review of environmental impact reports for projects having regional significance for their consistency with regional plans.

CEQA Guidelines Section 15206 outlines the criteria for determining whether a project proposed by a public agency, such as the Redevelopment Plan proposed by the Agency, shall be determined to be of Statewide, regional or area wide significance. The Redevelopment Plan does not propose any changes to the General Plan, seeks no permits, proposes no site-specific development or redevelopment projects or programs, and, as a matter of law, the Plan is required to be consistent with the City's General Plan and with all other applicable federal State, regional and local codes and regulations.

- The Plan does not have the potential for causing significant effects on the environment extending beyond the City in which the Project Area is located.
- The Plan will not result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 (Williamson Act) for any parcel of 100 or more acres. (See Appendix A, Initial Study, pp. 11-12)
- The Project is not located in and would not substantially impact the specific geographic areas of critical environmental sensitivity identified in CEQA Guidelines Section 15206(b)(4).
- With the General Plan, SummerWind Ranch and JP Ranch EIR mitigation measures (Appendix F) in place, and incorporated herein by reference, the Project would not substantially affect sensitive wildlife habitats, including but not limited to riparian lands, wetlands, bays, estuaries, marshes, and habitats for endangered, rare and threatened species as defined by CEQA Guidelines Section 15380. (See Appendix A, Initial Study, pp. 17-21).
- The Project would not interfere with attainment of regional water quality standards as stated in the approved area wide waste treatment management plan.
- The Project would not provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.

[27] See Section 2.4, Air Quality.

Given the above, the Redevelopment Plan for the Project is not a project *of statewide, regional, or area wide significance* as such project is defined by CEQA. The Plan is a fiscal and administrative planning tool to implement the General Plan and SummerWind Ranch Specific Plan through the elimination of blight in the Project Area over an extended 30-year period.

THRESHOLDS OF SIGNIFICANCE

Land use issues can be divided into two categories: land use consistency and land use compatibility. Land use consistency addresses the consistency or compliance of proposed projects with the goals and policies of the General Plan and SummerWind Ranch Specific Plan, implementing zoning regulations and any other relevant planning programs that contain environmental policies. Land use compatibility issues deal with the potential for projects or programs to create incompatible situations between land uses or activities resulting from environmental impacts associated with the proposed land use. Some examples of incompatible land use are: i) land uses creating noise, odor, potential safety hazards, or visual impacts that conflict with surrounding uses; ii) differences in physical scale of development, noise levels, traffic levels, and hours of operation; or iii) infrastructure changes that may disrupt the physical arrangement of an established community or change land use conditions within the community.

The following significance thresholds are identified as Land Use and Planning significance thresholds in Appendix G of the CEQA Guidelines and are used here to assess the Project's potential land use impacts:

IX. Would the Project:

a) Physically divide an established community?

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

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

IMPACTS

NO PHYSICAL DIVISION OF COMMUNITY

The Project will not physically divide the community. Agency activities in the Project Area are subject to the Plan, which functions as a fiscal planning tool to achieve blight remediation there, but the Project Area is not separated from the community in any physical way.

NO CONFLICTS WITH GENERAL PLAN/SUMMERWIND RANCH SPECIFIC PLAN/ZONING

Pursuant to CCRL Section 33331, the Redevelopment Plan is required to be consistent with the applicable General Plan and SummerWind Ranch Specific Plan as applicable. The Plan cannot, as a matter of law, conflict or be inconsistent with applicable General Plan and SummerWind Ranch Specific Plan goals and policies in the Project Area. Implementation of the Plan, by definition, cannot result in substantially unmitigated conflicts with existing, planned, or adjacent land uses; or with zoning or land use designations or policies. Because the Plan contemplates revitalization of an existing, urbanized area, i.e., the Project Area, Plan-

related implementation activities are not expected to induce significant, unplanned urban growth within, or to disrupt the physical arrangement of, the Project Area or surrounding community.

The Redevelopment Plan does not have the authority, and it does not propose, to make changes to General Plan or SummerWind Ranch Specific Plan land use designations. As part of the adoption process, the CCRL requires the City's Planning Commission to make both a finding with respect to the Plan's conformity to the City's General Plan and an appropriate recommendation with respect to Redevelopment Plan adoption to the City Council. No significant impacts to land use planning will occur.

It is possible that Plan implementation may contribute to the acceleration of applicable General Plan and SummerWind Ranch Specific Plan designated changes to existing, non-conforming land uses within the Project Area, as well as acting as a catalyst in the conversion of under-utilized parcels to more intense urban uses permitted by the General Plan and SummerWind Ranch Specific Plan at buildout. While these changes may be assisted through Agency administrative and financial resources, all actual changes to existing land use patterns, development densities and intensities, circulation, infrastructure, and development policies and standards affecting properties located within the Project Area are already identified in the General Plan, the SummerWind Ranch Specific Plan, the implementing zoning regulations, and/or any applicable overlay district with which the Project must comply.

In accordance with the General Plan and SummerWind Ranch Specific Plan, the Redevelopment Plan will not implement development of, or convert designated open space to more intensive uses, nor will it conflict or be inconsistent with previously adopted environmental plans for the Project Area. Implementation of the Plan consistent with the General Plan, by definition, cannot result in substantially unmitigated conflicts with existing, planned, or adjacent land uses, or with zoning or General Plan or SummerWind Ranch Specific Plan, as applicable, designations or policies. Because the Plan provides for revitalization of an existing, previously urbanized area, its implementation is not expected to result in significant unplanned urban growth within or to disrupt the physical arrangement of the Project Area or the surrounding community.

The Project is designed to provide the Agency with a financing mechanism to supplement other funding sources for needed public facilities, infrastructure and community development, and affordable housing projects and programs within the Project Area (and, in some instances, outside it) which cannot be expected to be provided by private enterprise or government action, or both, without redevelopment assistance. The Project Area can benefit from projects that will improve deficient and inadequate gutters, sewer lines, storm water and drainage control systems, streets, curbs and sidewalks, as well as from Agency economic development assistance, including business development and retention, and community marketing programs. The Agency will work with the City and with the community to ensure: i) orderly development that is physically and economically possible within the Project Area; ii) rehabilitation of properties and/or structures that are consistent with the policies of the General Plan, the SummerWind Ranch Specific Plan and the CCRL; and iii) reduction of existing negative economic and physical development trends which currently affect the Project Area.

Upon final approval and adoption of the Redevelopment Plan for the Project, the General Plan and the SummerWind Ranch Specific Plan, as each may be amended from time to time, will establish land use policy within the Project Area. The Redevelopment Plan does not establish land use policy, this is within the purview of the General Plan, and any applicable specific plan. As a matter of law, implementation of the Redevelopment Plan will always be consistent with

land use designations permitted by the General Plan and the SummerWind Ranch Specific Plan. The Redevelopment Plan does not dictate where development will occur, the intensity or character of such development, or the uses that will be permitted on any particular piece of property. Instead, the Redevelopment Plan creates a process for implementing the General Plan and works as a fiscal tool in eliminating blight.

The Redevelopment Plan does not establish regulatory or policy land use controls; these are solely within the purview of the General Plan, the SummerWind Ranch Specific Plan and implementing zoning regulations which are the primary policy regulatory documents used to ensure land use compatibility in the City. The purpose in establishing another redevelopment project area is to facilitate subsequent improvements through Agency administrative assistance and tax increment financing. No change is being proposed in the underlying framework of land use controls. Existing General Plan, the SummerWind Ranch Specific Plan, and zoning designations remain unchanged.

If and when changes to a land use are proposed, they are required to be addressed through the site-specific development review process. Therefore, adoption of the Redevelopment Plan does not affect, nor is it germane to, land use changes – past or future.

NO CONFLICT WITH HABITAT/NATURAL COMMUNITY CONSERVATION PLANS

City Council Resolution No. 2004-10, the *Western Riverside County Multiple Species Habitat Conservation Plan,* states in pertinent part, *"…this Resolution shall apply to all land within the City shown on the MSHCP Plan Map, included as Exhibit "A" to the Implementing Agreement. Upon application to the City for a development project, an applicant shall be required to comply with the procedures set forth in this Resolution and the documents which are a part hereof. Upon the City's initiation of a project that is subject to CEQA, the City shall be required to comply with the procedures set forth in this Resolution. No project requiring a discretionary, or certain ministerial permits or approvals that could have adverse impact to species covered under the MSHCP shall be approved by the City, and no City-initiated public project shall be undertaken, unless the project is consistent with the MSHCP Documents and this Resolution."* [Emphasis added.]

Although the Project as proposed identifies no site-specific development/redevelopment projects for Agency assistance at this time, when such projects are proposed for Agency participation they will be subject to compliance with the provisions of the General Plan and SummerWind Ranch Specific Plan policies, local and regional codes, and regulations, including compliance with the City-adopted MSHCP. No potential exists for a conflict with the MSHCP.

MITIGATION MEASURES

Because no significance thresholds are exceeded, no mitigation measures with respect to land use impacts are necessary or recommended as a condition of Project approval.

2.2 POPULATION/HOUSING (DEMOGRAPHICS)

This section contains excerpts from the General Plan and the State Department of Finance (DOF) reports, among other sources.

EXISTING CONDITIONS

POPULATION/HOUSING/EMPLOYMENT/OTHER DEMOGRAPHICS

The City's 2000 Benchmark population (including "group quarters" residents) was estimated by the DOF to be 7,139 including 96 "group quarters" residents.[28] The average household size was estimated to be 2.362 persons per household.[29] For January 1, 2010, ten years later, the DOF estimated the City's total population (including group quarters) at 7,555, and a per household count of 2.434 persons.[30] Based on these estimates, the City's household population grew by 416 persons over the previous ten years, an approximate total 5.83 percent increase over the ten-year period for an annual growth rate of less than one percent per year.[31] Therefore, for the purposes of measuring projected population growth over the life of the Redevelopment Plan (Section 1.8, Table 1), the City's population is 7,555 people is used as the current population baseline.

Using the City's baseline population, the residential population within the Project Area is currently estimated to be 1,860 people (see Section 1.8, Table 1 above). The Project Area contains approximately 25 percent of the current household population of the City, while, regionally, the City's total population represents approximately 0.3 percent of the County's estimated 2009 population. According to the California Department of Finance, it is estimated that as of January 1, 2010, there are 3,385 housing units in the City, of which 9.48 percent are vacant.[32] Within the Project Area there are presently 764 dwelling units (Section 1.8, Table 1), accounting for approximately 22.5 percent of the dwelling units within the City. Of the dwelling units in the Project Area, 50 are single family and 714 are mobile homes, including manufactured housing on leased lots.[33]

In April 2010, the unemployment rate (not seasonally adjusted) was 11 percent for the City 14.3 percent for the County. The State's unemployment rate was 12.3 percent for the same period.[34]

Currently, no commercial or light industrial development exists within the Project Area.

GENERAL PLAN/SUMMERWIND RANCH SPECIFIC PLAN

Local governments are required to adopt and periodically update the housing element of their general plan as required by California Government Code Section 65302(c). The guidelines

[28] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities Counties and the State 2001-2010 with 2000 Benchmark, Sacramento California, May 2010.
[29] *Ibid*.
[30] Ibid.
[31] State of California, Department of Finance, January 2010 Cities and Counties Ranked by Size, Numeric, and Percent Change, Sacramento, California, May 2010.
[32] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities Counties and the State 2001-2010 with 2000 Benchmark, Sacramento California, May 2010.
[33] Urban Futures, Inc. field data collection and GIS analysis, 2009-2010.
[34] State of California, Employment Development Department, Labor Market Information Division, Monthly Labor Force Data, April 2010 - Preliminary. www.labormarketinfo.edd.ca.gov.

and requirements for housing elements are promulgated by the State Department of Housing and Community Development (HCD). Among other things, the HCD requires that the local General Plan Housing Element address how fair share-housing targets can be achieved during a five-year timeframe given local demographics, land use, and zoning. The City's Housing Element is integrated with the General Plan and recommends land use and development controls consistent with that document's Land Use and Circulation Elements.

The local housing market, sensitive to supply and demand as well as interest rates, has been insulated from the major growth that has occurred elsewhere in Southern California over the previous decade. The City's population continues to be dominated by those age 65 and up, followed by the middle-aged working group (age 35 t0 54 years old), which together are currently projected to represent 52 percent of the City's total population in 2012.[35]

The foregoing data represent the existing physical conditions, or current environmental baseline for the Redevelopment Plan as it is currently proposed.

GENERAL PLAN/SUMMERWIND RANCH SPECIFIC PLAN/JP RANCH EIRS

General Plan EIR

The General Plan EIR determined that population impacts of the General Plan will include any increase in residents and employees that will accompany new development allowed under the Land Use Plan. As projected by the General Plan, new residential development will add approximately 17,225 dwelling units to the existing City housing stock with a residential dwelling unit capacity of 20,350, and 23 million square feet of non-residential structures (commercial, industrial and public use) Citywide at General Plan buildout.[36]

The General Plan EIR further determined that mitigation measures to reduce population impacts are embodied in policies and programs of the General Plan, including General Plan policies and implementation programs to ensure that housing and services are adequate to handle future increases in population, and that all residents are served to meet their needs and interests. The main purpose of the Housing Element is to ensure the provision of adequate housing for all residents of the City. The Housing Program in the Housing Element identifies ways in which the City shall implement this goal. Other relevant policies and programs in the General Plan Elements are listed below:

1. Land Use Element policies 1.4, 4.2. and 4.4 and the following programs: Redevelopment Program, Growth Management
2. Transportation Element policies 1.8, 2.2, and 9.1 and the following programs: Transportation Demand Management Ordinance. Public Transportation
3. Resource Management Element policies 9.1, 9.2 and 11.2 and the following programs: Joint Use of Facilities, Inter-agency Coordination
4. Safety Element policies 1.1 and 7.4 and the following programs: Evacuation Routes, Response Coordination
5. Noise Element policies 1.4, 1.6 and 26 and the following programs: Noise Ordinance, Acoustical Analysis reports

[35] Southern California Association of Governments, Profile of the City of Calimesa, May 2009
[36] General Plan Land Use Element, Table 1-1, Buildout Capacity, pp. 1-14 and 1-15.

6. Air Quality Element policies 3.1 and 3.2, and the Relationship of Jobs to Housing program.

The General Plan EIR concluded that potential housing development and population growth that can occur with new development under the General Plan represents a significant increase in the existing housing stock and population. However, the General Plan EIR also concluded that this impact will occur slowly within the projected timeframe to reach buildout and such impact may not be adverse if adequate public services and housing are available at each period of growth, thus concluding that the policies and programs identified in the General Plan will reduce future population impacts to less than significant.

SummerWind Ranch Specific Plan EIR

An Initial Study was prepared to identify the potential significance of the effects of the SummerWind Ranch Specific Plan. During the Initial Study/NOP process for the SummerWind Ranch Specific Plan, the category of environmental impacts to Population and Housing were determined not to be significant, and therefore required no further environmental analysis in the EIR.[37]

JP Ranch EIR

The JP Ranch EIR determined that since the proposed action does not increase the City's population beyond projections and current planning, and induced secondary growth is not substantial, the development project's potential to induce population growth is less than significant and the increase in population and housing resulting from the proposed action is a cumulatively less than significant impact.[38]

The above findings of the General Plan/SummerWind Ranch/JP Ranch EIRs are incorporated in this EIR by reference.

THRESHOLDS OF SIGNIFICANCE

Appendix "G" of the CEQA Guidelines identifies potential impacts on Population and Housing as follows:

IX. Would the project:

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

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

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

IMPACTS

[37] SummerWind Ranch EIR, p. 7-1
[38] JP Ranch EIR, pp. 3/2-4 and -5.

The information that follows identifies projected changes that may occur in the Project Area over the 30-year life of the Redevelopment Plan, or at Project Area, buildout 30 years after the Plan is adopted.

POPULATION GROWTH

The Redevelopment Plan does not propose to change any land use designation within the Project Area. Therefore, the Redevelopment Plan would not generate an increase in population beyond the increase that could occur if the parcels were developed to their full density as promulgated by the General Plan Land Use Element.

The Redevelopment Plan does not propose additional housing in the Project Area beyond that provided for in the General Plan and SummerWind Ranch Specific Plan. Assuming buildout of the Project Area to densities allowable under the General Plan and SummerWind Ranch Specific Plan for residential land use, available housing in the Project Area could increase by approximately 1,457 dwelling units, from 764 current dwelling units to a total of 2,221 dwelling units at General Plan buildout. The additional housing units would increase the Project Area's population by approximately 3,546 people, based on the current household population average of 2.43 persons per household. Based on General Plan and SummerWind Ranch Specific Plan Land Use designations alone, buildout population of the Project Area is projected to be 5,406 (Section 1.8, Table 1) from its current 1,860. This represents a population increase of 190.75 percent, or an average 6.36 percent, or 118.2 additional people, per year over the life of the Plan. This assumes that every improved and previously urbanized parcel in the Project Area would be developed to its highest General Plan/SummerWind Ranch Specific Plan-designated land use and density with or without Agency participation. However, such a complete build-out is unrealistic, given that development is largely market-driven; i.e., if there is no demand for additional housing, the housing is not likely to be built.

Currently there are no commercial or industrial jobs in the Project Area, and no commercial or industrial square footage in the Project Area. General Plan buildout in the Project Area is projected to provide approximately 5,631 commercial jobs from the buildout of 2,252,439 commercial sq.ft. while the approximately 437,778 sq.ft. of estimated buildout industrial development in the Project Area is calculated to provide 1,459 jobs (Section 1.8, Table 1), or a total of 7,090 jobs based on buildout of 2,690,217 commercial/light industrial square feet. Based solely on the General Plan buildout scenario, the Plan's long-term implementation could help facilitate planned growth in the City's employment base through this projected job increase, but only if all partially improved and previously urbanized land were developed to full General Plan land use designation densities. Assuming such General Plan buildout, the potential long-term impacts upon the Project Area's existing demographic setting are presented in Table 4 below.

TABLE 4
PROJECT AREA PROJECTED GROWTH

DEMOGRAPHIC CATEGORY	EXISTING CONDITIONS	POTENTIAL LONG TERM GROWTH	RESULTANT BUILD-OUT
Housing Units	764	1,457	2,221
Population	1,860	3,546	5,406
Employment			
Light Industrial	0	1,459	1,459
Commercial	0	5,631	5,631

Source: Urban Futures, Inc. 2010

As shown, the Plan could, in the build-out scenario, contribute to the increase of the Project Area's total available housing units by a projected growth of approximately 1,457 residential units, an approximate 190.7 percent increase, or, over the 30-year life of the Plan, an average increase of about 48.5 dwelling units per year in the Project Area and a projected population average increase of approximately 118 persons per year.

As discussed in Section 1.8 herein, using the General Plan buildout scenario states the greatest possible growth (or worst-case scenario) permitted under the General Plan and may be highly misleading, especially given the following circumstances:

- The City's current unemployment rate (11 percent)[39] and current housing vacancy rate (9.48 percent)[40] reflect a contracting market as opposed to a growing one.
- The City's population growth for the year January 1, 2009 to January 1, 2010 was 0.7 percent.[41]
- The current local, regional, State and national economic downturn is likely to continue with long-term, future economic growth constraints that cannot reasonably be measured at this time.
- Based on the City's historical growth rate averaging less than one percent per year over the last ten years for a total population growth of 5.83% over the decade, General Plan buildout at an average projected growth rate of 6.37 percent per year is unlikely.

The Redevelopment Plan proposes no activities that would generate additional population growth beyond the growth estimates contained in the General Plan and SummerWind Ranch Specific Plan (which, in itself, is required to be consistent with the General Plan). Therefore, cumulative Project growth impacts in the Project Area, which are in line with the General Plan, are less than significant impacts inasmuch as such growth impacts have been previously reviewed by the General Plan EIR, and the SummerWind Ranch and JP Ranch EIRs and mitigation measures in the form of General Plan policies and programs have been recommended to reduce such impacts to insignificant levels.

JOBS/HOUSING BALANCE

The Southern California Association of Governments (SCAG) defines jobs-housing balance as the distribution of employment relative to the distribution of workers within a given geographic area. A geographic area is considered balanced when these distributions are approximately equal (by falling into acceptable ratios or ranges), and when available housing choices complement the earning potential of available jobs. When achieved, a jobs-housing balance theoretically results in an adequate supply of housing (and therefore workers) being located within a reasonable commute distance of compatible employment opportunities.

[39] State of California, Employment Development Department, Labor Market Information Division, Monthly Labor Force Data for Cities and Census Designated Places, April 2010 Preliminary; May 21,2010; http://www.labormarketinfo.edd.ca.gov

[40] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark, Sacramento, California, May 2010; http://www.dof.ca.gov/research/ demographic/reports/

[41] State of California, Department of Finance, E-1: City/County Population Estimates with Annual Percentage Change January 1, 2009, and 2010l Sacramento, California, June 2010; http://www.dof.ca.gov/research/demographic/reports/

There are a number of ways to calculate the jobs/housing balance ratio, such as a jobs to housing unit's ratio, jobs to occupied housing units ratio, percentage of workers who reside locally, employment to population ratio, and jobs to resident workers ratio. Among these methods, the most commonly used and recognized as an acceptable measure is the jobs to housing unit's ratio. Using this measurement, a ratio of 1:1 indicates that there is one job for every one household. Commonly, when the ratio is below 1.0 the examined area is considered to have a jobs deficit and housing surplus (sometimes referred to as being "housing-rich"). This is viewed as a general indication of the need for those residing in a community or larger geographic area to commute out of the same area for employment located elsewhere. Conversely, when the ratio is above 1.0 the examined area is considered to have a housing deficit and jobs surplus (sometimes referred to as being "jobs-rich").

SCAG presents its most current (1997) "ideal" regional average ratio of jobs to households in Southern California at 1.25. The current overall jobs-to-housing ratio for the six-county SCAG region is 1.34. Sub-regions that have a jobs/housing ratio smaller than the ideal regional average, i.e., smaller than 1.25, would be considered "housing rich," while sub-regions with a larger than average jobs/housing ratio (e.g., 1.40) would be considered "jobs rich." With 1.25 as the "ideal" baseline, various sub-regions or jurisdictions within the region are considered to be balanced, housing rich but job poor, or job rich and housing poor. The Western Riverside Council of Government (WRCOG) sub-region's jobs-housing ratio is 0.98, meaning that by the regional standard the sub-region has a housing surplus (housing rich) and a jobs deficit (job poor). The practical result of this statistic is the congested morning outflow of Riverside County workers to jobs located in outlying counties, namely Orange, Los Angeles, and San Diego.[42]

The SCAG projections are divided into regional statistical areas (RSAs). The City is part of RSA 50, which includes the cities of Banning and Beaumont in the WRCOG Sub-region. According to SCAG, the City was estimated to have a jobs/housing ratio of 0.43 in 1997;[43] in 2000, according to WRCOG, the City's 2000 jobs/housing balance was 0.63, which is considered to be very housing rich.[44] The City's RSA is projected by SCAG to still have a "housing rich" jobs/housing ratio in 2025.[45] One of the reasons for the City's low job/housing ratios is that a large percentage of the City population is 60 and older consists of retirees. Although current census data is not available as yet, in 2000, of the City's then-population of 7,139 (compared to today's 7,555), 31.5 percent were 60 and older; 26.0 percent were 65 and older.

DISPLACEMENT OF HOUSING/PERSONS

No specific projects are currently proposed by the Redevelopment Plan that would result in the displacement of any housing units. One of the fundamental goals of redevelopment in California is the production, improvement, and preservation of the affordable housing supply available to very low-, lower-, and low- and moderate-income households.

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42 Western Riverside Council of Governments (WRCOG), "Workers Ahead: The Balance of Between Jobs and Housing in Western Riverside County", pp.3-4.

43 Southern California Association of Governments (SCAG), *"The New Economy and Jobs/Housing Balance in Southern California,"* VIII. Appendix, Table 4, Jobs/Housing Balance Ratio by City and County, SCAG Region, 1997, As Used in the Draft 2001 RTP, p. 93.

44 WRCOG, "Workers Ahead: The Balance of Between Jobs and Housing in Western Riverside County", Appendix D, WRCOG Employment and Households, 2000, p. 98.

45 SCAG, "The New Economy and Jobs/Housing Balance in Southern California," Maps 2 and 3, (April 2001) pp.15 - 17.

Loss of low and moderate-income housing through the process of displacement can create economic dislocation in a community through the loss of affordable housing opportunities. In addition to the policies of the General Plan Housing Element promulgated to meet the community's affordable housing needs, CCRL Section 33334.2(a) requires no less than 20 percent of all tax increment revenue allocated to the Agency for redevelopment will be used for the purpose of increasing, improving, or preserving the community/neighborhood's supply of low and moderate income housing. CCRL Section 33413 also requires that "*[a]t least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency shall be available at affordable housing cost to persons and families of low or moderate income."* Similarly, the CCRL requires the Agency to make 30 percent of all Agency-developed units affordable to very low-, low- and moderate-income persons. These requirements are expected to provide a net benefit and an increase in the availability of affordable housing in the community during and at the end of the effective 30-year life of the Plan. Other affordable housing requirements are promulgated within the CCRL and the Agency must comply with all requirements. These requirements provide community/ neighborhood resources to maintain the low-and moderate-income housing stock and assist residents with homeownership. Based on the foregoing, implementation of the proposed Plan will not result in substantial displacement of affordable housing.

The Agency will have, subsequent to Redevelopment Plan adoption, the requirement to spend no less than 20 percent of its tax increment receipts ("LMI Fund" or "affordable housing set-aside") from the Project Area on affordable housing for occupation by those persons/families who qualify. This requirement will provide a net benefit to the affordable housing market by increasing very low-, low- and moderate-income housing opportunities for qualifying persons/families in both the Project Area and the City.

If any Project Area residential unit that is occupied by a very low-, low- or moderate-income family, or persons is converted to another use or removed from the affordable housing market through Agency participation, the Agency is subject to the one-for-one replacement-housing requirement of the CCRL. As a matter of law, no person can be displaced unless comparable affordable housing is available. The Agency does not anticipate any substantial displacement of existing housing or people.

State law requires SCAG to identify regional housing needs and then to allocate shares to each of the region's local governments at five-year intervals. In July 2007, SCAG adopted and released its final Regional Housing Need Assessment (RHNA) allocation plan for the planning period of January 1, 2006 - June 30, 2014 for all jurisdictions within the SCAG region, including the City. The City's General Plan Housing Element must be periodically updated using SCAG's latest RHNA allocation plan and include an assessment of the local existing and future housing needs. This assessment must include the City's "fair share" regional housing needs allocation for all income groups (very low, low, moderate and above moderate) as determined by SCAG.

The City's RHNA for the future period is as follows: 528 very low income households (23.2 %), 367 low income households (16.2 %), 419 moderate income households (18.4%), and 957 above moderate income households (42.2%), for a total of 2,271 additional households by June 30, 2014, or an approximate average addition of 267 households per year in the entire City over the RHNA planning period, which is within the limits of the General Plan and SummerWind Ranch Specific Plan.[46]

[46] Southern California Association of Governments, *Regional Housing Needs Assessment, Final Regional Housing Need Allocation Plan* - Planning Period (January 1, 2006 - June 30, 2014); July 12, 2007; http://www.scag.ca.gov/housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf

MITIGATION MEASURES

No mitigation measures are recommended as a condition of Redevelopment Plan approval. Because the Redevelopment Plan does not propose any new designation of land uses, Plan implementation would not induce substantial unplanned housing growth or a concentration of population beyond those promulgated by the General Plan and SummerWind Ranch Specific Plan land use goals, policies and objectives.

The Redevelopment Plan, as required by the CCRL, is wholly consistent with the General Plan, the SummerWind Ranch Specific Plan, and the Zoning Ordinance, which establish policy guidelines for all development within the Project Area. A General Plan is the foundation of all land use controls in a jurisdiction; it identifies the location, distribution, and density of land uses.

In compliance with the CCRL, the Redevelopment Plan provides a planning and fiscal tool to remedy blight in the Project Area, by implementing economic improvements, affordable housing, community development facilities, economic programs and infrastructure improvements which are consistent with, and conform to the General Plan and Zoning Ordinance. In addition to remedying existing blight, the Plan's proposed Projects and Programs List, generally described in Appendix B of this Program EIR, is intended to facilitate future economic and physical development within the Project Area and the City as a whole, but only to the land use levels permitted by General Plan goals and policies.

2.3 AGRICULTURAL RESOURCES

The Initial Study for the Project concluded that 96.4 acres in the then-1,250-acre Project Area were in current agricultural use and that conversion of agricultural land as defined in the CCRL Section 33321.5(c)(1) necessitated further evaluation in this Program EIR. Further field study disclosed, however, that there is no existing agricultural use in the now 1,143-acre Project Area.

EXISTING CONDITIONS

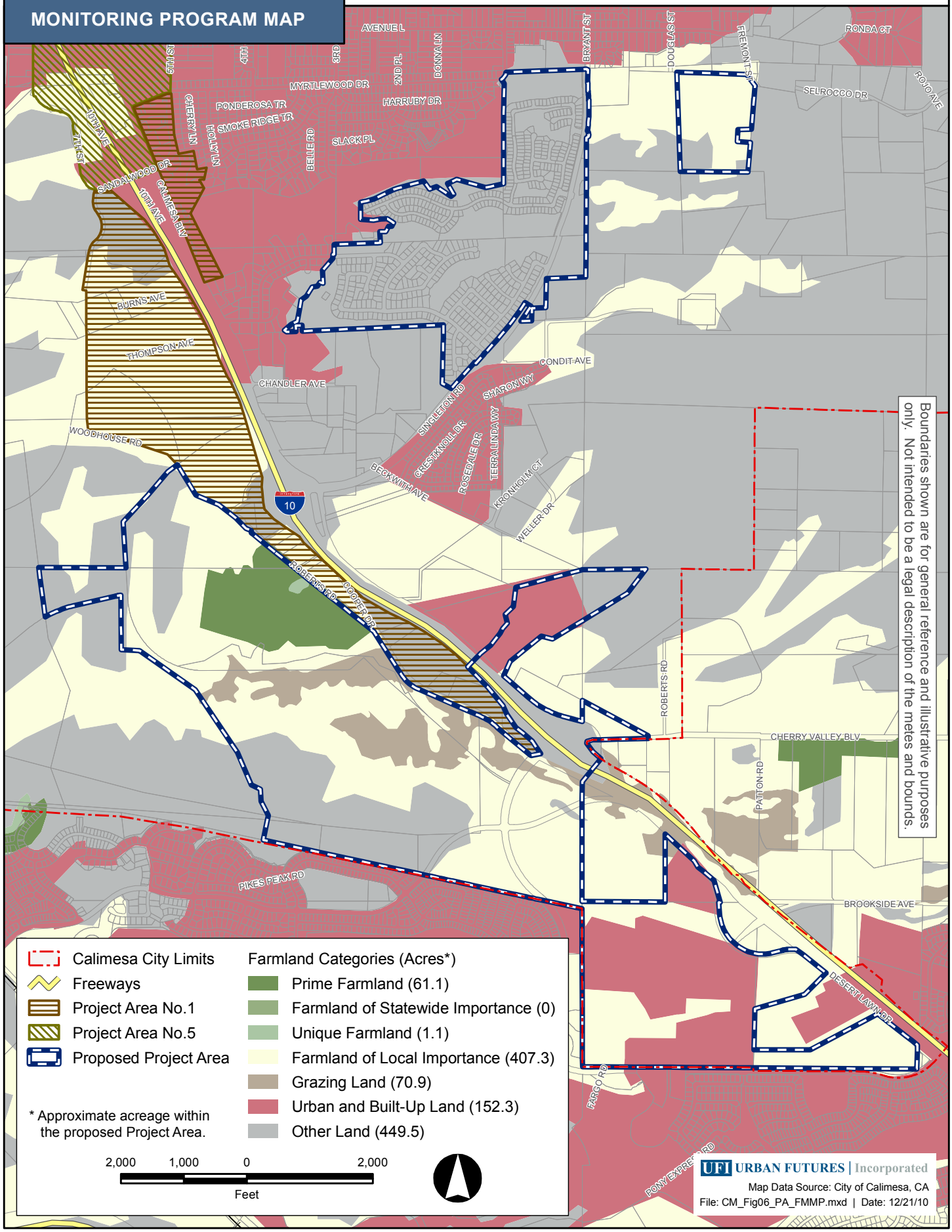
REGULATORY SETTING

California Department of Conservation – Division of Land Resource Protection (DOC): The DOC developed the Farmland Mapping and Monitoring Program (FMMP) in 1982 to provide consistent and impartial data to decision-makers for use in assessing present status, reviewing trends, and planning for the future of California's agricultural land resources. Agricultural land is rated according to several variables including soil quality and irrigation status. The FMMP is a nonregulatory program and provides analysis of agricultural land use and land use changes and monitors the conversion of the State's farmland to and from agricultural use. Data is collected at the county level to produce a series of maps, including Important Farmland Maps, which are a hybrid of resource quality (soils) and land use information.[47] The FMMP Map for the City is shown in Figure 6.

[47] State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, "A Guide for the Farmland Mapping and Monitoring Program," (March 2001) www.consrv.ca.gov. The extent of farmland coverage corresponds to the availability of what the National Resources Conservation Service (NRCS) considers "modern soil surveys," so far limited to 48 of the State's 58 counties. Some counties have only been partially mapped as the NRCS limited its efforts to areas, which are agriculturally important. Minimum mapping unit is ten acres; small land units are mapped to the surrounding map classifications.

FIGURE 6
FARMLAND MAPPING AND MONITORING PROGRAM MAP

PROPOSED CALIMESA REDEVELOPMENT PROJECT AREA NO. 2
Calimesa Redevelopment Agency



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Important farmland map categories defined by the DOC include, among others, the following farmland categories:[48]

- Prime Farmland (P): Irrigated land with the best combination of physical and chemical features able to sustain long-term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields and is considered the most optimal for agricultural production.
- Farmland of Statewide Importance (S): Irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings, such as greater slopes or less ability to store soil moisture than Prime Farmland.
- Unique Farmland (U): Lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in the State.
- Farmland of Local Importance (FLI): Land of importance to the local economy, as defined by each county's local advisory committee and adopted by its Board of Supervisors. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.
- Grazing Land: Land on which the existing vegetation is suited to the grazing of livestock.

FMMP-MAPPED FARMLAND IN THE PROJECT AREA

Approximately 61.1 acres of the 1,143-acre Project Area have been identified by the FMMP as Prime Farmland. Another 1.1 acres are designated as Unique Farmland, 407.3 acres as Farmland of Local Importance and 70.9 acres as Grazing Land. (See Figure 6, Farmland Map). No acreage in the Project Area is mapped as Farmland of Statewide Importance. No acreage within the Project Area is currently in agricultural use and no parcels within the Project Area are designated by the General Plan or the SummerWind Ranch Specific Plan, or zoned by the Zoning Ordinance, as being for agricultural use.[49]

In Riverside County, the Board of Supervisors has defined farmland with the following characteristics as Farmland of Local Importance:

- *Soils that would be classified as Prime and Statewide but lack available irrigation water. Lands planted to dry land crops of barley, oats, and wheat.*
- *Lands producing major crops for Riverside County but that are not listed as unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons.*
- *Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.*

[48] To be designated one of the important farmland categories, land must have been used for production of irrigated crops, or in the case of Unique Farmland, cropped, at some time during the four years prior to mapping date.

[49] State of California, Department of Conservation, Farmland Mapping and Monitoring Program, City of Calimesa, FMMP GIS Data; March 12, 2010

- *Lands identified by city or county ordinance as Agricultural Zones or Contracts, which includes Riverside City "Proposition R" lands.*
- *Lands planted to jojoba, which are under cultivation and are of producing age.*[50]

None of the land in the Project Area meets the County's criteria for Farmland of Local Importance.

GENERAL PLAN PROVISIONS FOR AGRICULTURAL PRESERVATION

The Zoning Ordinance and Zoning Map are the primary implementation tools of the Land Use Element. The Zoning Map and Zoning Ordinance identify the specific land uses allowed in the City and set forth regulations and standards for development consistent with the goals, policies, and objectives of the General Plan. The City has four agricultural zone districts:[51]

- Open Space Residential (O-S-R) Zone. The open space residential (O-S-R) zone is intended to preserve open space while allowing for limited detached single-family development. The terrain in this zone is unsuitable for a higher density due to steep slopes limiting sound pad areas to build. The minimum lot size in this zone is 10 acres.(Municipal Code § 18.20.020)
- Residential Estate (R-E) Zone. The residential estate (R-E) zone is intended to provide for the development of single-family detached homes, and buildings and structures related to agriculture, farm use, animal keeping, and equestrian uses. The minimum lot size in this zone is five acres. (Municipal Code § 18.20.020)
- Rural Residential (R-R) Zone. The rural residential (R-R) zone is intended to provide for the development of single-family detached dwellings and related agricultural uses on rural-sized lots and for such accessory uses as are related, incidental, and not detrimental to the rural residential environment. Not more than two single-family dwellings per gross acre. The minimum lot size for this zone shall be 20,000 square feet. (Municipal Code § 18.20.020)
- Open Space District. The Open Space District also provides for single family residential. The minimum lot size for one dwelling unit is 20 acres and the project is subject to development plan review. (Municipal Code § 18.35.020)

The General Plan Resource Management Element addresses conservation issues to increase awareness of the presence and condition of natural and cultural resources and to promote the advantages of conservation and management. The City's conservation plan will consist of independent programs for ·the management of soil resources and agricultural land, the conservation of groundwater resources, the protection of native plant and animal life, the preservation of visual qualities and cultural and historic resources.[52]

Goal 6 of the General Plan Resource Management Element provides that the City shall: "*Conserve where appropriate, and avoid premature conversion of agricultural lands to urban development.*" Goal 6 is supported by the following General Plan policies: Policy 6.1 *Ensure the compatibility of agricultural uses with adjacent urban areas by requiring development to setback adequate distances, provide buffers such as landscaping, earthen berms, or other physical barriers;* and Policy 6.2: *Encourage the use of sound agricultural*

50 State of California, Department of Conservation, "Farmlands of Local Importance- Riverside County"; http://www.consrv.ca.gov/dlrp/fmmp/Documents/Local_definitions_00.pdf
51 General Plan Land Use Element, p. 1-5.
52 General Plan Resource Management Element, p. 4-1.

practices to minimize the disturbance of the natural environment while maximizing agricultural production capabilities.[53]

The General Plan also promulgates implementation programs, containing specific measures, which have been identified to implement the City's conservation, open space, and recreation plans. These include existing and new programs that would be undertaken by City staff to achieve the goals and policies of the Resource Management Element and include General Plan Implementation Program No. 5, entitled Agricultural Land Preservation, which states, "*The City shall encourage continued agricultural uses in the area by providing setbacks from urban development and incentives to maintain existing agricultural uses. It shall encourage participation in the Williamson Act whereby tax rates can remain or revert to lower rates as long as the land is in agricultural use.*

It shall coordinate with agricultural property owners and the Department of Agriculture in the use of new technology for crop management and dust and pest control. The City shall review environmental and economic impacts of agricultural land conversion to urban uses."[54]

No provisions for agricultural resources are contained in the SummerWind Ranch Specific Plan inasmuch as there are no agricultural uses designated there.

THRESHOLDS OF SIGNIFICANCE

The following thresholds are identified as Agricultural Resources significance thresholds in Appendix G of the CEQA Guidelines and are used here to assess the Project's potential agricultural resources impacts:

II. AGRICULTURE RESOURCES:

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

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

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

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

IMPACTS

No land included in the Project Area is under a Williamson Act contract or other farmland restriction. No parcels in the Project Area are designated for agricultural use in the General Plan or the SummerWind Ranch Specific Plan. As previously shown in this section, a total of

[53] *Ibid.*, p. 4-7
[54] *Ibid.*, pp. 4-22-23

approximately 61.1 acres of land within Subarea C of the Project Area has been mapped by the DOC as having the potential to be considered Prime Farmland or Farmland of Statewide Importance; however, this area is not in agricultural use. All of the Project Area has the potential to be converted to more intense urbanized uses as the result of General Plan implementation. It should be stressed that, with or without adoption of the Redevelopment Plan, given its proximity to the I-10, the possible conversion of land to more urbanized uses will inevitably occur at some time because, as previously stated, it is not designated for agricultural uses.

MITIGATION MEASURES

As a matter of policy and land use planning, the General Plan promulgates all feasible measures to minimize conflicts between urban and agricultural lands and to preserve important agricultural lands while seeking land for needed future urbanization in a logical manner. However, despite such goals, conversion of agricultural land within the City's corporate boundaries is cumulative, unavoidable, and irreversible, impacts, which could not be feasibly mitigated to a level that is less than significant. In recognition of this, the City Council adopted a Statement of Overriding Considerations with respect to conversion of agricultural land within its planning area, finding that any adverse environmental effects associated with the loss of agricultural land were acceptable.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to Agricultural Resources in the Project Area are less than significant. The issue of conversion of agricultural land within the City's planning area has been addressed through the General Plan and SummerWind Ranch Specific Plan planning processes, and all available feasible mitigation measures have been applied, and as to those effects that could not be reduced to a level of significance, statements of overriding consideration were adopted. The Plan for the Project herein identifies no new agricultural acreage that will sustain adverse impacts not previously addressed in the General Plan adoption process or in the SummerWind Ranch Specific Plan. The General Plan Resource Management Element, Goal 6, Policies 6.1 and 6.2, and the City's Agricultural Land Preservation Implementation Program serve to feasibly mitigate any impacts on any potential agricultural land uses in the Project Area to less than significant levels and no mitigation measures are necessary as a condition of Redevelopment Plan approval.

2.4 AIR QUALITY/GREENHOUSE GASES

This section contains excerpts from, among other things, the South Coast Air Quality Management District's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning.

2.4.1 Air Quality

EXISTING CONDITIONS

REGIONAL CONDITIONS

The regional climate is dominated by a strong and persistent high-pressure system that frequently lies off the Pacific coast (generally known as the Pacific High). The Pacific High shifts northward or southward in response to seasonal changes or the presence of cyclonic storms in the atmosphere. Besides the influence from the Pacific High, other important meteorological characteristics influencing air quality in the region are

the persistent temperature inversions, predominance of onshore winds, mountain ridge and valley topography, and prevalent sunlight.

The City lies within the Western Riverside County portion of the South Coast Air Basin (SCAB), a 6,745-square-mile area with a population of 14.6 million, which is comprised of the non-Antelope Valley portion of Los Angeles County, Orange County, Riverside County and the non-desert portion of San Bernardino County. SCAB is bounded by the Pacific Ocean on the West and the San Gabriel, San Bernardino and San Jacinto Mountains on the north and east. The topography and climate of Southern California combine to create an area of high pollution potential in the Basin. The air quality of the region is directly related to the ability of the atmosphere to dilute and transport pollutants.

Nearby mountain ranges tend to hold in pollutants as inland breezes, compress local air masses. During summer months, a warm air mass frequently descends over the cool, moist marine layer produced by interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cup over the cold marine layer, which prevents pollution from dispersing upward. This inversion allows pollutants to accumulate within the lower layer. Light winds during the summer further limit ventilation. Present levels of air pollution in the area are largely due to this phenomenon, which traps pollutants from highly urbanized Los Angeles and Orange Counties and local motor vehicle emissions inland.

Historically in SCAB, air quality has been degrading precipitously as rapid urbanization has occurred, although recent years have seen improvements in overall air quality due to the implementation of strict air quality management plans, cleaner burning fuels, and lower automobile emissions. Although various control measures have ameliorated the former steep downward trend of air quality, federal and State air quality standards are being exceeded in portions of the Basin, partly due to "inland drift," increasing population and urbanization across the breadth of SCAB. Despite the existence of many strict controls, SCAB still fails to meet national air quality standards for at least three criteria pollutants; i.e., ozone (O3,) particulate matter (PM10) and fine particulate matter (PM2.5). Because lead-based gasoline has been phased out in California, airborne lead pollution is no longer a problem in the SCAB, nor is sulfur dioxide pollution. Past air, quality programs have been effective in improving the SCAB's air quality. Although the magnitude of the problems depends heavily on weather conditions in a given year, and improvements can only be compared for the same monitoring station, ozone levels have declined gradually over the past 20 years even as the population more than doubled; unfortunately, ozone still remains at levels at or near the top for all the United States.

LOCAL CONDITIONS

The City's average temperature is 64 º F, with summer afternoons ranging from the low 90's and winter mornings in the low 40's. Summer temperatures infrequently climb into the low 100's, and winter low temperatures drop into the low 30's on rare occasions under unusual weather conditions. Rainfall averages between 13 and 17 inches per year, occurring almost exclusively during the October to April wet season. Summers are almost completely dry. Daytime prevailing winds are from the west and west southwest at between four and six miles per hour. Evening offshore breezes are generally from the northeast with a sluggish flow of one to three miles per hour. The major exception to this pattern happens when the Pacific High over the western United

States forces sinking air seaward through local canyons and mountain passes. These are the high velocity Santa Ana winds, occurring from mid-October through March, that occasionally move across the area and result in abnormally high temperatures and extremely low humidity.

The City is situated in the eastern part of the Basin against the mountains, in the northwestern portion of the County. This is an area that experiences a persistent low-level temperature inversion during most of the year. Warm air trapped at the surface of the earth beneath a layer of cool, marine air is described as the "base of the inversion." The height of the inversion base determines the maximum volume of air available for the mixing and dilution of pollutants. A high base provides more air for mixing and dilution of pollutants. During winter months early morning inversion bases are typically at the surface, causing an accumulation of primary pollutants such as carbon monoxide, nitrogen oxides, and volatile organic compounds (VOCs) during early morning hours; by afternoon, convective currents from surface heating break the inversion layer allowing trapped pollutants to escape.

During summer months, the height of the morning inversion base starts higher than in the winter, but does not rise as high as the winter inversion layer, which, because of the longer sunny days and photochemical reactions, results in higher levels of ozone and particulates at ground level.

During summer, sunshine provides the energy for photochemical reactions between nitrogen oxides and reactive organic compounds, which form ozone. Because of the long time period required to form ozone in the atmosphere, ozone concentrations are largely determined by transport patterns. With southwesterly winds occurring on most days in the City, the ozone transport route into the City is from sources to the west and southwest, and as far as the urban areas of Los Angeles. In turn, ozone pollutants emitted in Calimesa are most likely to contribute to ozone levels in areas east of the City. Ozone concentrations in the City generally peak during the afternoon, after noon sunlight has occurred and after the transport of reactive organic compounds from the Los Angeles area. They are greater in summer and early fall when abundant sunshine exists. Ozone and other contaminants from urban areas to the west move eastward in the Basin, through mountain passes and up the mountain slopes. Emissions east of the Basin move east and pass through the Beaumont Pass and into the Low Desert area.

In the winter, temperature inversions occur close to ground level during the night and early morning hours. Thus, the greatest pollution problems are from carbon monoxide and nitrogen oxides. Carbon monoxide transport is limited. Since it is produced primarily from automobile exhaust, the highest concentrations are associated with areas of heavy traffic.

REGULATORY FRAMEWORK

Laws and policies relevant to air quality in the Project Area, the City and the region are implemented by the U.S. Environmental Protection Agency (EPA), the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), the South Coast Air Quality Management District (SCAQMD), and, locally, by the City's General Plan Air Quality Element. Both the EPA and CARB, as mandated by law, have established ambient air quality standards (see below) for common or "criteria" pollutants which represent the maximum levels of contaminants allowable to

avoid specific adverse health effects associated with each pollutant. The SCAB has been and continues to be designated as nonattainment of both federal and state air quality standards at the most acute levels specifically, ozone (O3), particulate matter (PM10) and fine particulate matter (PM2.5).

The Federal Clean Air Act and the California Clean Air Act require areas that are designated nonattainment to reduce emissions until standards are met, thus necessitating concerted efforts to reduce any specific project-related emissions to every extent feasible. Consequently, a number of regulations and agencies govern air quality in the State, the Basin, the County, the City, and, ultimately, the Project Area. These include federal, State, regional and local agencies, and laws, regulations and policies as described below.

A. Federal Clean Air Act (FCAA)

The FCAA promulgates regulations for the protection of air quality in the United States. Amendments to the FCAA such as those in 1970, 1977, and 1990 have added additional regulations; e.g., special requirements for areas not meeting National Ambient Air Quality Standards (NAAQS), and the Prevention of Significant Deterioration Program, among others. The FCAA requires states to classify air basins (or portions thereof) as either attainment or nonattainment with respect to criteria air pollutants, based on whether certain ambient air quality standards, described below, have been achieved.

The FCAA provides strict guidelines for attainment of the national standards. Under the FCAA, all designated nonattainment areas must submit State Implementation Plans (SIPs)[55] that detail how they plan to improve air quality to meet the federal standards.

Mobile sources, such as vehicles registered outside the State, new pre-empted farm and construction equipment, locomotives, marine vessels and aircraft, as well as the fuels sold outside State boundaries for these engines, and under the legal or practical control of the federal government, are significant contributors to California's air quality problems. The FCAA directs the EPA to continue reducing such mobile source emissions that cause or contribute to air pollution that endangers public health.

B. U.S. Environmental Protection Agency (EPA)

The EPA implements national air quality programs; its mandates are drawn primarily from the FCAA, as amended, and deal with global, international, national, and interstate air pollution issues. At the state level, the FCAA's primary role is one of oversight of state air quality programs; the EPA sets federal vehicle and stationary source emission standards and provides research and guidance in air pollution programs. In accordance with the FCAA, the EPA establishes federal ambient air quality standards for air pollutants that pose a threat to human health and welfare and is intended to protect those persons most susceptible to respiratory distress, such as people suffering from asthma or other illness, the elderly, very young or others engaged in strenuous work or exercise (see Section 2.4.1, Subsection D, Table 5 below).

[55] A State Implementation Plan (SIP) is a written plan submitted to the EPA that describes in detail a state's strategy for achieving and maintaining the National Ambient Air Quality Standards. Section 110 of the Clean Air Act requires states with areas that do not meet the air standards to develop a written SIP outlining steps they will take to reduce air pollution. The purpose of a SIP is to ensure the implementation of programs that will reduce emissions. U. S. Environmental Protection Agency, www.epa.gov.

The EPA's responsibility for implementing and enforcing the FCAA is met primarily through SIPs. The EPA requires each state with areas that do not meet federal air quality standards to prepare and submit a State Implementation Plan (SIP) that describes a strategy for the means to attain the standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market based programs. States containing areas that violate NAAQS are required to revise their SIPs to incorporate additional control measures to reduce air pollution; therefore, SIPs are periodically modified to reflect latest emissions inventories, planning documents and rules and regulations of air basins as reported by the agencies with jurisdiction over them.

The EPA has responsibility to review all state SIPs to determine if they conform to the mandates of the FCAA and will achieve air quality goals when implemented. Failure to submit an approvable SIP or to implement the plan within mandated timeframes can result in sanctions being applied to transportation funding and stationary air pollution sources in the air basin/district. CARB and local air pollution control districts have developed plans for meeting new federal air quality standards for ozone and airborne fine particles (PM2.5). The SIP must show how each area will attain the federal standards. To do this, the SIP will identify the amount of pollution emissions that must be reduced in each area to meet the standard and the emission controls needed to reduce the necessary emissions.

C. National Ambient Air Quality Standards (NAAQS)

As required by the FCAA, the EPA must:

- Identify those air pollutants that pose a threat to human health;
- Publish criteria for these air pollutant compounds based on the most recent scientific knowledge about the compounds, their interactions, and their effects on human health;
- Include measures and control techniques for these pollutants; and
- Identify the NAAQS in order to protect public health and welfare.

The FCAA established two types of national air quality standards. Primary standards set limits to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against decreased visibility, damage to animals, crops, vegetation, and buildings. The EPA has established standards for the following criteria pollutants: ozone (O3), carbon monoxide (CO), sulfur oxides, nitrogen dioxide (NO2), particulate matter (PM10 and PM2.5), and lead. These standards are summarized in Table 5 on the following page.

NAAQS consists of two parts: the allowable concentration of a criteria pollutant, and the average time period during which the pollutant is to be measured. The concentration standard for the pollutant is based on studies of the effect of the pollutant on human health, crops, vegetation and in some cases materials (e.g. painted surfaces). The average time period is typically based on the adverse effect caused by exposure to that pollutant. Damage from the pollutant is evaluated based on exposure to a high concentration over a short period of time (e.g., one hour) or to a low concentration during a longer period (e.g., eight hours or 24 hours).

The City is included in the SCAB, which is designated a federal non-attainment area for ozone, particulate matter, and fine particulate matter.

D. California Clean Air Act (CCAA)

The CCAA, approved by the California Legislature in 1988, established the framework for addressing air quality issues within the State. The CCAA created air quality goals, planning mechanisms, regulatory policies, and specific strategies, which in many cases are more stringent than the federal standards. The CCAA requires attainment of State ambient air quality standards; however, for those districts that are in violation of State ozone, carbon monoxide, sulfur dioxide, or nitrogen dioxide standards, individual special attainment plans are required as discussed below.

TABLE 5
AMBIENT AIR QUALITY STANDARDS

POLLUTANT	AVERAGING TIME	CALIFORNIA STANDARDS[1]		FEDERAL STANDARDS[2]		
		CONCENTRATION[3]	METHOD[4]	PRIMARY[3,5]	SECONDARY[3,6]	METHOD[7]
Ozone (O_3)	1 Hour	0.09 ppm (180 Φg/m^3)	Ultraviolet	B	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 (137 Φg/m^3)		0.08 ppm (157		
Respirable Particulate Matter (PM_{10})	24 Hour	50 Φg/m^3	Gravimetric or Beta Attenuation	150 Φg/m^3	Same as Primary Standard	Inertial Separation & Gravimetric Analysis
	Annual Arithmetic Mean	20 Φg/m^3		50 Φg/m^3		
Fine Particulate Matter ($PM_{2.5}$)	24 Hour	No Separate State Standard		65 Φg/m^3	Same as Primary Standard	Inertial Separation & Gravimetric Analysis
	Annual Arithmetic Mean	12 Φg/m^3	Gravimetric or Beta Attenuation	15 Φg/m^3		
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m^3)	None	Non-Dispersive Infrared Photometry (NDIR)
	1 Hour	20 ppm (23 mg/m^3)		35 ppm (40 mg/m^3)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		B	B	B
Nitrogen Dioxide (NO_2)*	Annual Arithmetic Mean	0.030 ppm (57 Φg/m^3)	Gas Phase Chemi-luminescence	0.053 ppm (100Φg/m^3)	Same as Primary Standard	Gas Phase Chemi-luminescence
	1 Hour	0.18 ppm (339 Φg/m^3)		0.100 ppm (see footnote 8)B	None	
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	B	Ultraviolet Fluorescence	0.030 ppm (80 Φg/m^3)	B	Spectro-photometry (Pararosaniline Method)
	24 Hour	0.04 ppm (105 Φg/m^3)		0.14 ppm (365 Φg/m^3)	B	
	3 Hour	B		B	0.5 ppm (1300Φg/m^3)	
	1 Hour	0.25 ppm (655 Φg/m^3)		B	B	B
Lead[9]	30 Day Average	1.5 Φg/m^3	Atomic Absorption	B	B	B
	Calendar Quarter	B		1.5 Φg/m^3	Same as Primary Standard	High Volume Sampler & Atomic Absorption
	Rolling 3-month average[10]	-		0.15Φg/m^3		
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer B visibility of 10 miles or more (0.07 B 30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 perfect. Method: Beta Attenuation and Transmittance through Filter Tape.		**NO FEDERAL STANDARDS**		
Sulfates	24 Hour	25 Φg/m^3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 Φg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[9]	24 Hour	0.01 ppm (26 Φg/m^3)	Gas Chromatography			

FOOTNOTES:

1. California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1- and 24-hour), nitrogen dioxide, suspended particulate matterCPM$_{10}$, PM$_{2.5}$, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O_3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the air quality standard may be used.
5. National Primary Standards: levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the EPA. An Aequivalent method@ of measurement may be used but must have a Aconsistent relationship to the reference method@ and must be approved by the EPA.
8. To attain this standard, the 3-year average of the 98th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 0.100 ppm (effective January 22, 2010).
9. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
10. National lead standard, rolling 3-month average; final rule signed October 15, 2008. *Source: State of California, Air Resources Board (02/16/10)*

E. California Environmental Protection Agency Air Resources Board (CARB)

CARB is responsible for coordination and oversight of both federal and State air pollution programs in California and for implementing the CCAA. In this capacity, the CARB conducts research, sets State ambient air quality standards, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. The CARB establishes emissions standards for motor vehicles sold in the State, consumer products (such as hair spray, aerosol paints and barbeque lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. The CARB also has primary responsibility to develop and implement air pollution control plans designed to achieve and maintain the NAAQS established by the EPA. While the CARB has primary responsibility and produces a major part of the SIPs, it relies on local air districts to provide additional strategies for sources occurring in their individual jurisdictions. The CARB has established and maintains, in conjunction with local air pollution control/air quality management districts, a network of sampling stations that monitor pollutants levels present in the ambient air. These data are summarized annually and are published in CARB's California Air Quality Data Summaries.

Emissions of hazardous air pollutants in the State are governed by the 1983 Toxic Air Contaminants law, also known as the Tanner Act. The Tanner Act establishes a two-part plan, first providing for identification of toxic air contaminants and then providing for the adoption of controls on emissions of air toxins so identified. CARB also sets emissions standards for new motor vehicles, consumer products, small utility engines, and off-road vehicles. Existing facilities that emit toxic substances above a specified level prepare a toxic-emission inventory, prepare a risk assessment if emissions are significant, notify the public of significant risk levels, and prepare and implement risk reduction measures. CARB has adopted diesel exhaust control measures and more stringent emission standards for various on road mobile sources of emissions, including transit buses and off-road diesel equipment (e.g., tractors, generators). In February 2000, CARB adopted a new public transit, bus fleet rule, and emission standards for new urban buses. These rules and standards provide for more stringent emission standards for some new bus engines, zero-emission bus demonstrations and purchase requirements for transit agencies, as well as report requirements with which transit agencies must demonstrate compliance.

In September 2000, the California Air Resources Board (CARB) adopted the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-fueled Engines and Vehicles. The Plan's goals are a 75 percent reduction in diesel PM by 2010 and an 85 percent reduction by 2020 from the 2000 baseline. California's diesel fuel is the least polluting in the nation. In 2003, the CARB adopted a new regulation lowering the sulfur content of diesel fuel to enable the use of advanced emission control technologies for diesel engines. The California diesel regulations for sulfur and aromatics are estimated to result in 25 percent less PM and about seven percent less oxides of nitrogen (NOx) emissions. Sulfur levels in diesel fuel were required to be less than 15 parts per million by July 2006 (as compared to the previous standard of 500 parts per million). This lower-sulfur diesel fuel requirement has resulted in significantly reduced diesel PM emissions. In 2007 requirements for low sulfur diesel fuel and tighter emission, standards for heavy-duty diesel trucks went into effect, and in 2011 similar tighter emission standards take effect for off-road diesel equipment.

F. California Ambient Air Quality Standards (CAAQS)

States may establish their own air quality standards, provided the state standards are at least as stringent as the NAAQS. The State has established the CAAQS pursuant to California Health and Safety Code Section 39606(b) and its predecessor statutes. These standards apply to the same criteria pollutants as the NAAQS, and also include sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles.

The CAAQS are generally more stringent than the federal standards and, in the case of PM10 and SO2, far more stringent. Subsequently, CARB designated areas in the State as non-attainment areas based on violations of the CAAQS. Areas in the State were also classified based on severity of air pollution problems. For each non-attainment class, the CCAA specifies air quality management strategies that must be adopted. For all non-attainment categories, attainment plans are required to demonstrate a five-percent-per-year reduction in non-attainment air pollutants or their precursors, averaged every consecutive three-year period unless an approved alternative measure of progress is developed.

Air districts in violation of the CAAQS are required to prepare an Air Quality Attainment Plan (AQAP) that lays out a program to attain and maintain CCAA mandates. Ambient air quality is described in terms of compliance with State and federal standards.

The applicable air quality criteria for the SCAB are CAAQS and NAAQS (see Table 5 above). As previously stated, ambient air, quality standards are the levels of air pollutant concentration considered safe to protect the public health and welfare. They are designed to protect people most sensitive to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. In many cases, this State's standards are the toughest in the nation. As stated above, the SCAQMD is currently designated as a State and/or a federal non-attainment area for O3, PM10 (CAAQS only) and PM2.5.

Although not included as one of the criteria pollutants in CAAQS or NAAQS, toxic air contaminants (TACs) are air pollutants that may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health, such as diesel particulates. Many industrial processes, such as petroleum refining, electric utility boilers, and chrome plating operations emit TACs. TACs are also emitted by local sources, such as diesel generators or pumps, dry cleaners and motor vehicle exhaust. TACs include metals, other particles, gases absorbed onto particles and certain vapors such as benzene. Most large industrial processes have undergone significant emission reductions, so regulator focus is now turning to smaller, but more numerous processes.

CARB estimates that in 2005, off-road diesel vehicles were responsible for 24 percent of the total statewide diesel mobile source PM emissions, and 19 percent of the total statewide diesel mobile source NOx emissions. Consequentially in July 2007, CARB adopted a regulation that would require owners of in-use off-road diesel vehicles to modernize their fleets by replacing engines with newer, cleaner ones (re-powering), replacing vehicles with newer vehicles equipped with cleaner engines, retiring older vehicles, operating higher emitting vehicles less often (designating them as low-use vehicles) and applying exhaust retrofits that capture and destroy pollutants before they

are emitted into the atmosphere. The regulation establishes fleet average emission rate targets for both diesel PM and NOx.

By the applicable compliance date each year, the regulation requires each fleet to demonstrate either that it meets the fleet average emission rate target for diesel PM or that it has applied the highest level verified diesel emission control system (VDECS) to 20 percent of the total horsepower of its fleet in the past year.

The regulation is expected to reduce 48 tons per day (tpd) NOx and 5.2 tpd of PM statewide in Year 2020. These reductions represent a 32 percent reduction in NOx and a 74 percent reduction in PM from the Year 2020 emissions that would otherwise occur in the absence of the regulation. As part of this regulation, no equipment is allowed to idle for greater than five minutes unless necessary for the operation of that equipment. Large fleets (more than 5,000 total hp) have to begin meeting the fleet average targets on March 1, 2010. Medium fleets have to begin meeting the fleet average on March 1, 2013, and small fleets (less than or equal to 1,500 hp) have until March 1, 2015.

In part because of the concentration of heavy-duty diesel trucks along major highways, the CARB currently recommends that local agencies avoid sitting new sensitive land uses, including residences, within 500 feet of a freeway.[56] The recommendation is based on research showing that concentrations of traffic related pollutants decline with distance from major roads, primarily in the first 300 - 500 feet. These recommendations are strictly advisory, and local agencies are expected to balance them with other considerations, which presumably include the land use context and local land use priorities including housing needs. The report also notes that the relative exposure and health risk drops substantially within the first 300 feet, and that the impact of traffic emissions is on a gradient that at some point becomes indistinguishable from the regional air pollution problem.

G. Regional: South Coast Air Quality Management District (SCAQMD)

The SCAQMD is the main regulatory authority in the SCAB regarding air quality issues and it is responsible for controlling emissions from stationary and area-wide sources (except consumer products) through adoption and enforcement of rules, regulations and permitting programs to achieve State and federal ambient air quality standards and to enforce applicable State and federal law. To that end, the SCAQMD works directly with Southern California Association of Governments (SCAG), County transportation commissions, and local governments, and cooperates actively with all federal and State government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point) sources and for assuring that State controls on mobile sources are effectively implemented.

Because of the nonattainment of ambient air quality standards, the CCAA requires triennial preparation of an Air Quality Management Plan (AQMP). The AQMP analyzes air quality on a regional level and identifies region-wide attenuation methods to achieve the air quality standards. These region-wide attenuation methods include regulations

[56] State of California, Environmental Protection Agency, Air Resources Board, *Air Quality and Land Use Handbook: A Community Health Perspective,* April 2005.

for stationary-source polluters; facilitation of new transportation technologies, such as low-emission vehicles; and capital improvements, such as park-and-ride facilities and public transit improvements, among others. SCAQMD's 2007 AQMP is the SCAB region's portion of the State Implementation Plan (SIP), which is designed to achieve the five percent annual reduction goal of the CCAA.

The 2007 AQMP accommodates population growth and transportation projections based on the predictions made by the Southern California Association of Governments (SCAG). Thus, projects that are consistent with employment and population forecasts are consistent with the AQMP.

The 2007 AQMP is the current federally approved applicable air quality plan for ozone in the SCAB region. The overall control strategy for the 2007 AQMP is to meet applicable State and federal requirements and to demonstrate attainment with ambient air quality standards. The 2007 AQMP employs up-to-date science and analytical tools and incorporates a comprehensive strategy aimed at controlling pollution from all sources, including stationary sources, on-road and off-road mobile sources and area sources. It proposes potential attainment demonstration of the federal PM2.5 standards through a more focused control of sulfur oxides (SOx), directly emitted PM2.5, and nitrogen oxides (NOx) supplemented with VOCs by 2014. The 8-hour ozone control strategy builds upon the PM2.5 strategy, augmented with additional VOC reductions to meet the standard by 2020.

The SCAQMD divides the SCAB into thirty-eight source receptor areas (SRAs) in which thirty-two monitoring stations operate to monitor the various concentrations of air pollutants in the SCAB region. The City is located within SRA 28, identified as the Hemet/San Jacinto Valley. The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes and has developed both regional and localized significance thresholds.

H. Regional: Southern California Association of Governments (SCAG)

SCAG functions as the designated Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The federal Highway Act of 1962 mandated the creation of MPOs throughout the country's metropolitan planning areas with the intention of ensuring compliance with a continuing, comprehensive, and cooperative planning process in the development of a Regional Transportation Plan (RTP) and Regional Transportation Improvement Plan (RTIP). The SCAB region encompasses a population exceeding 18 million persons in an area of more than 38,000 square miles. SCAG is mandated by the federal government to research and develop plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the State level.

Among other things, SCAG is responsible for: i) development and maintenance of the RTP and the RTIP for the region; ii) ensuring compliance with the Federal Clean Air Act Air Plan (the "Air Plan"); iii) determination of conformity to the Air Plan of all area projects, plans and programs; iv) development of demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategies portions of the SCAQMD's AQMP; and v) review of environmental impact reports for projects having regional significance for consistency with regional plans. As

discussed in Section 2.2, Population and Housing, above, the Project does not meet SCAG's criteria for a Project of Regional Significance.

SCAG produces estimates of anticipated future growth and vehicular travel in the SCAB which underlie air quality planning by the SCAQMD. The SCAQMD sets and enforces regulations for non-vehicular sources of air pollution in the SCAB and works with SCAG to develop and implement Transportation Control Measures (TCMs) intended to reduce and improve vehicular travel and associated pollutant emissions.

I. Local Jurisdiction: General Plan Air Quality Element and Zoning Ordinance

Local jurisdictions, such as the City, have the authority and responsibility to reduce air pollution through their police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation, as necessary, of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the 2007 AQMP. Examples are bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, mitigates potentially significant air quality impacts by conditioning discretionary permits and monitors, and enforces implementation of such mitigation.

The City's General Plan Air Quality Element contains goals, policies; an Air Quality Plan and implementation program which help improve air quality in the area and reduce the emissions from existing land uses and proposed developments. The policies and implementation programs of the General Plan Air Quality Element are promulgated to reduce pollutant emissions from new development and increased average daily vehicle trips (ADTs). Additionally, General Plan Transportation Element policies and the City's Transportation Demand Management Ordinance and public transportation programs serve to reduce emissions associated with vehicle use. [57]

AIR QUALITY STANDARDS ATTAINMENT

Ambient air quality is described in terms of compliance with the applicable air quality criteria of the CAAQs and NAAQs. Ambient air quality standards are the levels of air pollutant concentration considered safe to protect the public health and welfare, and are designed to protect people most sensitive to respiratory distress. Sensitive population members (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Sensitive populations (sensitive receptors) who are in proximity to localized sources of toxins and CO are of particular concern. Land uses considered sensitive receptors include residences, schools, playgrounds, childcare centers, hospitals, clinics, rehabilitation centers, and convalescent and retirement homes. As shown in Section 2.1, Table 3, herein, some 56 percent of General Plan designated land uses in the Project Area are residential land uses, which may increase sensitive receptors within the Project Area as existing non-conforming land uses evolve to their General Plan designations over the 30-year life of the Plan.

The State and federal standards for the six criteria pollutants are presented in Table 5 above. As previously stated, the entire SCAB, including the Project Area, is in non-

[57] General Plan EIR, Section 3.2 Air Quality p. 3-6.

attainment status for O3, PM10, PM2.5, and NO2. Table 6 below summarizes the attainment/non-attainment status of that portion of the SCAB that includes the City jurisdiction for current State and federal criteria pollutants.

TABLE 6
SCAQMD AIR QUALITY THRESHOLDS ATTAINMENT

POLLUTANT	CAAQS DESIGNATION	NAAQS DESIGNATIONS
1-Hour Ozone	Non-attainment (Extreme)	No Federal Standard[1]
8-Hour Ozone	Non-attainment	Non-attainment (Extreme)
PM_{10}	Non-attainment	Non-attainment (Serious)[2]
$PM_{2.5}$	Non-attainment	Non-attainment
Carbon Monoxide (CO)	Attainment	Attainment/Unclassified
Nitrogen Dioxide (NO_2)	Non-Attainment	Attainment/Unclassified
Sulfur Dioxide (SO_2)	Attainment	Attainment/Unclassified
Sulfates	Attainment	No Federal Standard
Lead (particulate)	Attainment	Not Specified
Hydrogen Sulfide	Unclassified	No Federal Standard
Visibility Reducing Particles	Unclassified	Unclassified
Vinyl Chloride	Not specified	No Federal Standard

STATE DESIGNATION KEY:
Unclassified: incomplete data
Attainment: meets CAAQS for 3-year period
Non-attainment: at least one violation of CAAQS in 3-year period.

FEDERAL DESIGNATION KEY:
Unclassifiable: based on available information
Non-attainment: does not meet NAAQS
Attainment: meets NAAQS

[1] Effective June 15, 2005, the EPA revoked the federal 1-hour standard, including associated designations and classifications; however, EPA had previously classified the SCAB as extreme nonattainment for this standard. Many applicable requirements for extreme 1-hour ozone nonattainment areas continue to apply to the SCAB.

Source: California Air Resources Board, 2010 Area Designations for Ambient Ai Quality Standards, December 2009.

AIR QUALITY INDEX (AQI)

The AQI is a scale used to report actual levels of ozone, particulates, and other common pollutants in the air. The AQI scale has been divided into categories that correspond to different levels of health concerns as shown in Table 7 below:

The higher the AQI value the greater the level of air pollution and the greater the health concern. For example, an AQI value of 50 represents good air quality with little potential to affect public health, while an AQI value over 300 represents hazardous air quality. An AQI value of 100 generally corresponds to the NAAQS for the pollutant, which is the level EPA, has set to protect public health. AQI values below 100 are generally thought of as satisfactory. When AQI values are above 100, air quality is considered to be unhealthy at first for certain sensitive groups of people, then for everyone as AQI values get higher. The AQI is used by State and local agencies to issue public reports of actual levels of particles, ground-level ozone, and other common air pollutants. In many areas, local media provide air quality forecasts that advise when particle levels or ozone concentrations are expected to be unhealthy and identify the level of concern using the AQI.

TABLE 7
AIR QUALITY INDEX

INDEX VALUE	DESCRIPTION	CAUTIONARY STATEMENT
0 to 50 (Green)	Good.	Air quality is considered satisfactory, and air pollution poses little or no risk.
51 to 100 (Yellow)	Moderate.	Air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people who are unusually sensitive to air pollution.
101 to 150 (Orange)	Unhealthy for Sensitive Groups.	Members of sensitive groups may experience health effects. The general public is not likely to be affected.
151 to 200 (Red)	Unhealthy.	Everyone may begin to experience health effects; members of sensitive groups may experience more serious health effects.
201 to 300 (Purple)	Very Unhealthy.	Health alert: everyone may experience more serious health effects.
Over 300 (Maroon)	Hazardous.	Health warnings of emergency conditions. The entire population is more likely to be affected.

Source: U.S. EPA, AIRNOW, Air Quality Index, 2010; http://www.epa.gov/airnow/aqi.html

DESCRIPTIONS OF POLLUTANTS & THEIR EFFECTS ON HUMAN HEALTH

The air pollutants required to be measured under both federal and State regulations include the following:[58]

- Ozone (O_3) Ozone is a photochemical oxidant and the major component of smog. While O_3 in the upper atmosphere shields the earth from harmful ultraviolet radiation that comes from the sun, high concentrations of O_3 at ground level are a major health and environmental concern. O_3 is not emitted directly into the air but is formed through complex chemical reactions between emissions of volatile organic compounds (VOC) and oxides of nitrogen (NO_x) in the presence of sunlight.

  These reactions are stimulated by sunlight and temperature so that peak O_3 levels occur typically during the warmer times of the year. Both VOCs and NO_x are emitted by transportation and industrial sources such as autos, chemical manufacturing, dry cleaners, and paint shops. Significant O_3 formation generally requires an adequate amount of precursors in the atmosphere and several hours in a stable atmosphere with strong sunlight.

- Ozone is a regional air pollutant, generated over a large area and transported and spread by wind, adversely affecting the human respiratory system and damaging natural ecosystems such as forests and foothill communities, agricultural crops and some manmade materials. Ozone causes health problems because it damages lung tissue, reduces lung function, and sensitizes the lungs to other irritants. Scientific evidence indicates that ambient levels of O3 not only affect people with impaired respiratory systems, such as asthmatics, but healthy adults and children as well. Exposure to O3 for several hours at relatively low concentrations has been found to significantly reduce lung function and induce respiratory inflammation in normal, healthy

[58] U.S. Environmental Protection Agency, 2009 www.epa.gov.

people during exercise. This decrease in lung function generally is accompanied by symptoms including chest pain, coughing, sneezing and pulmonary congestion.

- Carbon Monoxide (CO) is a colorless, odorless, and poisonous gas produced by the burning of fuels. Under most conditions, CO does not persist in the atmosphere and is rapidly dispersed or suppressed in winter conditions of rain or fog. On-road motor vehicles are the largest source of CO, followed by waste burning and disposal. When CO enters the bloodstream, it reduces the delivery of oxygen to the body's organs and tissues. Health threats are most serious for those who suffer from cardiovascular disease, particularly those with angina or peripheral vascular disease. Exposure to elevated CO levels can cause impairment of visual perception, manual dexterity, learning ability and performance of complex tasks.
- Nitrogen Dioxide (NO2): Oxides of nitrogen (NOx) are a family of reactive gaseous compounds that contribute to air pollution in both urban and rural environments. NOx emissions are produced during the combustion of fuels at high temperatures. The primary sources of atmospheric NOx include highway sources (such as light duty and heavy-duty vehicles), non-road sources (such as construction and agricultural equipment, and locomotives), and stationary sources (such as power plants and industrial boilers). NOx can irritate the lungs, cause bronchitis and pneumonia, and lower resistance to respiratory infections. Nitrogen oxides are an important precursor to both ozone and acid rain, and may affect both terrestrial and aquatic ecosystems.
- Sulfur Dioxide (SO2) is formed when sulfur reacts with oxygen at high combustion temperatures as a result of unburnable mineral contaminants such as mercury or lead formed primarily by the combustion of sulfur-containing fossil fuels. Excessive amounts of exposure to sulfur oxide gases can cause inflammation of respiratory tract and aggravation of asthma at high levels. Sources of SOX include power plants, refineries, some chemical plants, metal smelters, cement plants, and other industrial operations.
- Suspended Particulate Matter (airborne dust): Respirable particulate matter (PM10 and PM2.5) are extremely small particulates (small enough to remain suspended in the air for long periods), are 10 microns or less in diameter, and are small enough to be inhaled, pass through the respiratory system, and lodge in the lungs, with resultant health effects.

PM2.5 sources generally tend to be combustion sources such as vehicles, power generation, industrial processes, and wood burning. PM10 comes from such sources as road dust, sand, salt spray, metallic and mineral particles, pollen, smoke, mist and acid fumes, diesel soot, combustion products, construction operations, agricultural operations and other sources of airborne dust.

Based on studies of human populations exposed to high concentrations of particles (sometimes in the presence of SO2) and laboratory studies of animals and humans, the health effects associated with exposure to PM are serious. They include effects on breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular disease, alterations in the body's defense systems against foreign materials, damage to lung tissue, as well as premature death. The major subgroups of the population that appear to be most sensitive to the effects of particulate matter include individuals with chronic obstructive pulmonary or cardiovascular disease or influenza, asthmatics, the elderly and children. Particulate matter also soils and damages materials, and is a major cause of impaired visibility in the United States.

- Lead (Pb) is a metal that is a natural constituent of air, water and the biosphere. Since gasoline-powered automobile engines were a major source of airborne lead through the use of leaded fuels, now mostly phased out, current major sources of lead in the air are smelters, battery plants, and other stationary sources of lead emissions.
- Toxic Air Contaminants (TACs) refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances, including diesel particulates, that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different than the criteria pollutants (Table 5 above) in that ambient air quality standards have not been established for them, largely because there are hundreds of air toxics and their effects on health tend to be felt on a local scale rather than on a regional basis.
- State standards have been promulgated for other criteria air pollutants, including SO4, hydrogen sulfide, Pb (lead), and visibility reducing particles. The State also recognizes vinyl chloride as a TAC with an undetermined threshold level of exposure for adverse health effects. Vinyl chloride and hydrogen sulfide emissions are generally generated from mining, milling, refining, smelting, landfills, sewer plants, cement manufacturing, or the manufacturing or decomposition of organic matter. The State standards for sulfate and visibility reducing particles are not exceeded anywhere in Western Riverside County. Pb is typically only emitted during demolition of structures expected to include Pb-based paint and materials. However, a site-specific project applicant would be required to follow federal and State regulations that govern the renovation and demolition of structures where materials containing Pb are present.

AMBIENT AIR QUALITY RECORD

Despite the existence of many strict controls, the SCAQMD, including Western Riverside County, still fails to meet NAAQS for four criteria pollutants; i.e., O3, PM10, PM2.5 and NO2.[59] Because lead-based gasoline has been phased out in the State, airborne lead pollution is no longer a problem in the Western Riverside County portion of SCAB,[60] nor is sulfur dioxide pollution. Past air-quality, programs have been effective in improving the SCAB air quality.

Although the magnitude of the problems depends heavily on weather conditions in a given year, and improvements can only be compared for the same monitoring station, ozone levels have declined slightly over the past 20 years even as the population has increased; unfortunately, ozone remains at levels at or near the top for all the United States. At this time, the SCAB has until 2024 to achieve attainment of the ozone NAAQS, and 2015 for the PM2.5 standard.

[59] According to CARB, 2010 Area CAAQs designations (December 2009) shows the SCAB as being in non attainment of the NO_2 standard; however the CARB's data air emissions summaries show NO_2 exceedances for the Banning Airport Monitoring Station and the SCAQMD states that the SCAB is in attainment of the NO_2standard. SCAQMD, Air Quality Significance Thresholds, Rev. March 2009; www.aqmd.gov/ceqa/handbook/signtres.pdf.

[60] The Los Angeles area is non-attainment for ambient Pb.

The entire SCAB is classified as non-attainment-extreme for the ozone standard. Exceedance episodes are frequent during summer months when onshore wind patterns transport pollutants from the westernmost portions of the SCAB. The most severe violations of air quality standards are exceedance by ozone and PM2.5. The SCAB as a whole continues to exceed the State and/or federal standards for ozone, PM10 and PM2.5.

Reductions in ozone concentrations are dependent upon reducing the amount of the reactive precursors known as volatile organic compounds (VOCs). The major sources of ozone precursor emissions in the SCAB are motor vehicles, the petroleum industry, and solvent usage (paint, consumer products, and certain industrial processes). The SCAQMD records some of the highest ozone readings in the State, largely because of the prevailing wind transport of ozone precursors from the densely populated coastal areas inland.

Relative to the previous federal 1-hour ozone standard,[61] implemented air pollution controls have had an overall positive impact in the SCAB. The number of days where the SCAB exceeded the federal 1-hour ozone standard has continually declined over the years. However, while the number of days exceeding the federal 1-hour ozone standard dropped since the 1990s, the rate of progress has slowed. The SCAB currently still experiences ozone levels over the federal 1-hour standard on as many as 28 days per year. By 2010, the SCAQMD's AQMP shows that the SCAB will still exceed the federal 1-hour ozone standard by more than 30 percent despite implementation of the 2007 AQMP control measures.[62] The total number of days on which the SCAB exceeds the federal 8-hour standard has also decreased over the last two decades from about 150 days to less than 119 days. However, the SCAB still exceeds the federal 8-hour standard more frequently than any other location in the U.S. Under federal law, the SCAB is now designated as an "extreme" nonattainment area for the federal 8-hour ozone standard.

In 2007, the annual PM2.5 standard was exceeded at several locations throughout the SCAB. In 2007, the SCAB did not exceed the standards for CO, NO2, SO2, SOx, or Pb. [63]

Despite the existence of many strict controls, the SCAB still fails to meet national air quality standards for three criteria pollutants; i.e., O3, PM10 and PM2.5. Because lead-based gasoline has been phased out in California, airborne Pb pollution is no longer a problem in the SCAB, nor is SO2 pollution. Past air quality programs have been effective in improving the SCAB's air quality. Although the magnitude of the problems depends heavily on weather conditions in a given year, and improvements can only be compared for the same monitoring station, O3 levels have declined slightly over the past 20 years even as the population doubled; unfortunately, O3 remains at levels at or near the top for all the United States.

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61 The federal 1-hour ozone standard was revoked by the U.S. EPA in favor of the new 8-hour ozone standard (see Tables 5 and 6 above).

62 South Coast Air Quality Management District, Final 2007 Air Quality Management Plan, Executive Summary, p. ES-4; http://www.aqmd.gov/aqmp/07 aqmp/aqmp/Executive_Summary.pdf

63 According to CARB's 2010 area designation maps, the SCAB is non-attainment for NO_2; however, these non-attainment status designations are not reflected in the CARB's Air Quality Data summaries and CARB's 2010 area designation maps show the Los Angeles area as non-attainment for Pb, even though the Air Quality Data Summary does not show an exceedance.

Air quality in the Project Area is best represented by air monitoring data for criteria pollutants collected at CARB's air monitoring station nearest to the Project Area; i.e., the Redlands-Dearborn Monitoring Station or, a little further east, the Banning Airport Station. The pollutant monitoring station in Redlands monitors only O3 and PM10, while the Banning Airport Station monitors O3, PM2.5, PM10, CO and NO2 pollution, so the comparisons use the Banning data. All but the Coachella Valley portion of SCAB is classified as "extreme" nonattainment for the federal 8-hour ozone standard. As shown in Table 8 below, the Banning Airport Monitoring Station has recorded numerous days in the last three years, 2007-2009, in which the State and federal ozone standards were exceeded. Exceedance episodes are frequent during summer months when onshore wind patterns transport pollutants from the westernmost portions of the Basin inland. The SCAB as a whole continues to exceed the State and federal standards for O3 and PM2.5 and PM10. However, even though the SCAB is designated as non-attainment for NO2 in 2010, the CARB's historical data shows no days of exceedance of the State NO2 one-hour standard of 0.18 ppm.

Air pollutant emissions within the SCAB are generated by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources are usually subject to a permit to operate from the SCAQMD, occur at specific identified locations, and are usually associated with manufacturing and industry. Examples of point sources are boilers or combustion equipment that produce electricity or generate heat, such as heating, ventilation, and air conditioning (HVAC) units. In contrast, area sources are widely distributed, produce many small emissions, and do not require permits to operate from the SCAQMD. Examples of area sources include residential and commercial water heaters, painting operations, portable generators, lawn mowers, landfills, and even consumer products such as BBQ lighter fluid and hair spray, the area-wide use of which contributes to regional air pollution. Mobile sources refer to emissions from motor vehicles, and are classified as either on-road, such as licensed cars and trucks, or off-road, such as aircraft, ships, trains, and construction vehicles.

Mobile sources account for the majority of the air pollutant emissions within the SCAB; however, pollutants can also be generated by the natural environment such as when fine dust particles are pulled off the ground surface and suspended in the air during high winds. A sizeable proportion of the emissions contributing to California's ozone and fine particulate matter problems are from sources under State and federal authority; therefore, additional federal and State measures to reduce the emissions impacts from cars, trucks and equipment will be critical to meeting the federal and State standards and achieving attainment status in a timely manner. As the population of California continues to grow, more people will increase the number of cars, trucks, lawnmowers, heavy equipment, consumer products, and other emission sources being used in the State. Even if the SCAQMD attains all health-based standards across the 6,600-square mile Basin, CARB, and the SCAQMD must continue to push for new emission reductions simply to offset ongoing regional growth in order to maintain healthful air.

TABLE 8
AIR QUALITY DATA, 2004-2006

FOR 1-HOUR AND 8-HOUR OZONE

Monitoring Station	Year	Ozone 1-Hour Average			Ozone 8-Hour Average			Expected Peak Day Concentration (EPDC)[2]
		Concentrations (ppm)[1]	# of days exceeded		Concentrations (ppm)[1]	# of days exceeded		
		Maximum 1-hr	National 1-hr (.12 ppm)	State 1-hr (.09 ppm)	Maximum 8-hr	National 8-hr (.075 ppm)	State 8-hr (.070 ppm)	
Banning Airport	2009	**0.133**	1	**55**	**0.105**	**70**	**91**	0.131
	2008	**0.149**	10	**57**	**0.120**	**74**	**95**	0.135
	2007	**0.129**	1	**28**	**0.114**	**43**	**62**	0.140
South Coast Air Basin	2009	**0.176**	15	**102**	**0.128**	**113**	**131**	0.154
	2008	**0.176**	28	**102**	**0.131**	**119**	**140**	0.156
	2007	**0.171**	18	**96**	**0.137**	**108**	**127**	0.159

[1] All concentrations expressed as parts per million (ppm); **exceedance of NAAQS and CAAQS appear in bold**.
[2] EPDC (or "hot spot") indicator is the most important single indicator because it is the key statistic used by ARB to designate areas in relation to the CAAQS and to determine an area's attainment status.

FOR PARTICULATE MATTER (PM10)

Monitoring Station	Year	Measured # of Days Above Standard[1]		Annual Average[1]		Est. 3-Year Average[1]		24-Hour Average		24-hr EPDC
		National[2]	State[3]	National[2]	State[3]	National[2]	State[3]	National[2]	State[3]	
Banning Airport	2009	0	0				24	29.0	27.0	*
	2008	0	0	**26.1**	**24.0**	**29**	**24**	51.0	47.0	*
	2007	0-	**7**	**27.8**		**29**	**25**	78.0	72.0	*
South Coast Air Basin	2009	0	**6**	*	*	*	**67**	147.1	97.0	*
	2008	0	**46**	**66.5**	**55.0**	**63**	**67**	144.2	126.0	383.4
	2007	**2**	**65**	**68.5**	**66.5**	**55**	**67**	1212.0	1155.0	365.6

[1] Estimated 3-year statistics represent the listed year and the 2 years prior.
[2] The National Standard is 150 ug/m^3, or 50 micrograms per cubic meter; all concentrations are expressed in micrograms per cubic meter; **exceedance of NAAQS and CAAQS appear in bold.**
[3] The State Standard is 20 ug/m^3, or 20 micrograms per cubic meter; all concentrations are expressed in micrograms per cubic meter.

FOR PARTICULATE MATTER (PM2.5)

Monitoring Station	Year	High Estimated # of Days Above 24-hr Standard		High Annual Average		High 24-Hour Average	
		National	State	National	State	National	State
Banning Airport	2009	*	*	*	**13.6**	*	**49.7**
	2008	*	*	*	**15.3**	*	**47.4**
	2007	*	*	*	*	*	*
South Coast Air Basin	2009	**31.0**	*	**19.5**	**14.4**	**74.0**	**82.9**
	2008	**19.4**	*	**18.3**	**16.2**	**78.3**	**78.3**
	2007	**43.4**	*	**20.9**	**19.8**	**82.8**	**82.8**

* There was insufficient (or no) data available to determine the value.

Source: California Air Resources Board, Historical Air Quality Data, South Coast Air Basin, Ozone, PM_{10} and $PM_{2.5}$ Trend & Select 8 Summaries, 2010

Chapter 5 of the SCAQMD's 1993 CEQA Air Quality Handbook identified CO (carbon monoxide) as a localized problem requiring additional analysis when a project is likely to subject sensitive receptors to CO hotspots. The SCAQMD recommends the use of CALINE4, a dispersion model for predicting CO concentrations, as the preferred method of estimating pollutant concentrations at sensitive receptors near congested roadways and intersections. This is dispersion modeling that would be required when a site-specific project is proposed for Agency assistance on a project-by-project basis;

it is outside the scope of this Draft Program EIR and the generalized growth projections made here.

Because the Project Area is only 1,143 acres, based on General Plan build-out, the population is projected to increase by 3,546 persons to a total of 5,406 (an increase of 190.7 percent), while jobs, and commercial/industrial space, are projected to increase by 7,090 jobs and 2.69 million sq. ft. of commercial/industrial space at in the Project Area. This, however, represents a very small increase as it relates to population, employment, and commercial/industrial development across the very large, metropolitan SCAB.

It is not realistic to attempt to quantify increased emissions for the Project Area without knowing what specific redevelopment construction/reconstruction or demolition projects proposed for Agency assistance might be, their size, location, specific land use or precisely when, over the 30-year-life of the Plan, such changes might occur. As stated previously, the CCRL mandates the Plan be consistent with the General Plan/SummerWind Ranch Specific Plan. CEQA Guidelines, Section 15183 provides 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 peculiar to the project or the site. Quantifying emissions with specificity is best left to individual project analyses upon application to, and review and assessment for approval by, appropriate Agency and City planning and building department officials.

THRESHOLDS OF SIGNIFICANCE

The following significance thresholds are identified as Air Quality significance thresholds in Appendix G of the CEQA Guidelines and are used here to assess the Project's potential air quality impacts:

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

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

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors to substantial pollutant concentrations?

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

LOCAL AIR QUALITY THRESHOLDS

To assess local air quality impacts, the significance thresholds contained in the CAAQS are used.

REGIONAL AIR QUALITY THRESHOLDS

The SCAQMD has established air pollutant emission thresholds to assist lead agencies in determining whether or not the construction or operation of a project would result in significant impacts. If the lead agency finds that the project has the potential to exceed these thresholds, the project is considered to have a significant impact on air quality. These thresholds are summarized in Table 9 on the following page.

The SCAQMD provides Localized Significance Threshold Look-up Tables for allowable emissions as a function of receptor distance from the source site for small (1-, 2- and 5-acre) projects for CO, PM2.5 and PM10 emissions for construction and operation, and for construction and operation with gradual conversion of NOx to NO2. LSTs are only applicable to NOx, CO and PM10 and PM2.5. In general, the LSTs will apply primarily to construction because emissions from construction equipment occur at a fixed location compared to operation, which, for most land use projects, consists of emissions from vehicles traveling over the roadways, and do not create impacts to a single location.

Use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to the California Environmental Quality Act (CEQA). LSTs would only apply to projects that must undergo an environmental analysis pursuant to CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. For PM10, LSTs were derived based on requirements in SCAQMD Rule 403 – Fugitive Dust.

The SCAQMD adopted the Appendix C Mass Rate LST Look-Up Table in 2005, adding PM2.5 in 2006. The Mass Rate LST Look-Up Table is accessible on line at the SCAQMD website: http://www.aqmd.gov/ceqa/handbook/lst/appC.pdf. The City, and therefore the Project Area, is located in Source Receptor Area No. 28, Hemet/San Jacinto Valley.

The SCAQMD recommends that proposed projects larger than five acres in area undergo air dispersion modeling to determine localized air quality, such as URBEMIS (emissions) and others. Projects that are statutorily or categorically exempt under CEQA would not be subject to LST analyses. Projects exempt from CEQA also include infill projects that meet the Health and Safety Code provisions, or projects identified by lead agencies as ministerial.

TABLE 9 SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS		
MASS DAILY THRESHOLDS1		
POLLUTANT	**CONSTRUCTION[2]**	**OPERATION3**
NOx	100 lbs/day	55 lbs/day
VOCs	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lb/day	55 lbs/day`
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Pb	3 lbs/day	3 lbs/day
TOXIC AIR CONTAMINANTS (TACS) AND ODOR THRESHOLDS		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden >0.5 excess cancer cases (in areas ≥ 1 in 1 million) Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
AMBIENT AIR QUALITY FOR CRITERIA POLLUTANTS 4		
NO_2 1-hour average annual average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state)	
PM_{10} 24-hour average annual average	10.4 □g/m^3 (construction) [5] and 0.4 □g/m^3 (operation 1.0 □g/m^3	
$PM_{2.5}$ 24-hour average	10.4 □g/m^3 (construction) and 2.5 □g/m^3 (operation)	
Sulfate: 24-hour average	1 □g/m^3	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) 9.0 ppm (state/federal)	

KEY: lbs/day = pounds per day ppm = parts per million □g/m^3= microgram per cubic meter ≥ = greater than or equal to

[1] Source: SCAQMD CEQA Handbook (SCAQMD, 1993), (Rev. March 2009); www.aqmd.gov/ceqa/handbook/signthres.pdf
[2] Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).
[3] For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.
[4] Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.
[5] Ambient air quality threshold based on SCAQMD Rule 403.

CONSTRUCTION PHASE SHORT-TERM EMISSIONS

PM10 is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and re-suspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. PM2.5 is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary combustion sources. The particles are either directly emitted or are formed in the atmosphere from the combustion of gases, such as NOx and SOx combining with ammonia. PM2.5 components from material in the earth's crust, such as dust, are also present, with the amount varying in different locations.

A variety of emissions occur during the construction phase, but PM10 with a threshold of 150 lbs/day and PM2.5 with a threshold of 55 lbs/day, in terms of both dust generation and vehicle exhaust, are the pollutants of greatest concern. In some cases, large construction projects are sufficient to exceed the annual NOx emissions threshold associated with operational emissions (100/lbs/day). Combustion emissions from the construction equipment contribute a larger portion of the total PM2.5 emissions from construction operations than fugitive sources.

LONG-TERM OPERATIONAL EMISSIONS

These emissions include those associated with the intended functioning of the proposed land use. For a shopping center, for example, this includes mobile emissions associated with the transport of goods to the site as well as that of customers and employees accessing the site. Shopping centers also use substantial amounts of energy that can produce emissions locally (on-site or direct source emissions), such as the use of natural gas for space heating within the building, or they can cause distant emissions, namely the use of electricity onsite that is produced from distant power plants (off-site or indirect source emissions). In the case of electricity, the source of such electricity can be from fossil fuel based power plants that produce air pollutant emissions, or from sources such as solar, hydroelectricity, or wind that produce little air pollutants. The source of electrical production is typically outside of the local air basin and can be from a variety of sources that are not fossil-fueled. Projects in the SCAB with long-term operation-related emissions that exceed 100/lbs/day of ozone precursor emissions (NOx or VOC) are considered to cause a significant air quality impact.

Carbon Monoxide

Because the area is in attainment of the CO (carbon monoxide) State standards, exceedance of the standards for CO concentration levels shown in Table 10 below with the Project would result in a significant local air quality impact. If local concentration levels with the Project are under the standards below, then there is no significant impact.

TABLE 10
LOCAL POLLUTANT EMISSION SIGNIFICANCE THRESHOLDS

POLLUTANT	CONCENTRATION LEVEL STANDARD	
	CO– 1-Hour	CO– 8-Hour
Carbon Monoxide	20 ppm	9 ppm
Source: Urban Futures Inc., June 2010.		

Local highly congested intersections can create carbon monoxide “hot spots,” defined as a location where local ambient CO concentrations exceed the NAAQS or CAAQS. Such exceedance do not necessarily occur every day, but can occur during specific meteorological conditions of low wind speeds and poor dispersion conditions at intersections that operate at a level of service (LOS) E or F and handle substantial numbers of vehicles. If project associated traffic is a substantial contributor to the congestion and local CO concentrations are determined by an appropriate model to exceed the CAAQS, the project is considered to cause a significant impact.

Hazardous Air Pollutants

With respect to Air Quality, it should be noted that the range of health risks now associated with specific air pollutants are not readily quantifiable.

With the exception of diesel particulate emissions' known cancer-causing properties, which are able to be separately quantified and mitigated, there are no known identified thresholds currently related to health risks from air pollutant emissions from which to mitigate. A project that has the potential to expose sensitive receptors (including residential areas) or the general public to substantial levels of TACs without mitigation would cause a significant impact. With respect to a site-specific project, diesel particulate emissions associated with the construction-grading phase, and the transport of goods to the site via diesel-fueled vehicles during the operational phase, have the potential to cause a significant impact.

IMPACTS

LOCAL AIR QUALITY

Air quality impacts are usually divided into short term (usually the result of construction or grading operations) and long-term impacts, which are associated with the built out condition of a proposed project; i.e., the conclusion of implementation of the 30-year Redevelopment Plan. Carbon monoxide (CO) is another important pollutant that is due mainly to motor vehicles. Currently, CO levels in the region are in compliance with the NAAQS and CAAQS; however high levels of CO commonly occur near major roadways and freeways. CO may potentially be a continual problem in the future for areas located next to freeways and other major roadways. On a project-by-project basis, modeling must be done for project located next to freeways and other major roadways using the CALINE4 computer model to identify existing carbon monoxide levels in comparison to the State and Federal carbon monoxide standards. At this stage of the Plan adoption process, with no specific projects identified or approved, such modeling is not feasible and no significant impacts have been identified.

Suspended particulates, which are less likely to be transported over long distances, are generated by local winds that carry dust from grading and construction activities, and uncultivated agricultural land in the area. In the City, air quality concerns focus on reducing local vehicle traffic, and implementing construction, grading and agricultural practices which reduce the amount of fugitive dust generated.

SHORT-TERM IMPACTS

CONSTRUCTION AIR POLLUTANT EMISSIONS

Temporary impacts are projected to result from Project Area construction activities, which may include demolition of existing structures and grading and generating fugitive dust. Specific site preparation, including demolition and grading, represent the construction activities that would result in the highest levels of air pollutant emissions associated with construction, as shown in Table 11 below. The majority of the CO, VOCs, and NOx emissions would generally be generated by heavy construction equipment, while the majority of the PM10 emissions would be from ground disturbance. Air pollutants would not only be emitted by on-site construction equipment

but also from off-site haul trucks and construction workers traveling to and from a project site.

Reactive Organic Gases (ROG - an ozone precursor) would be released primarily during asphalt laying and the application of architectural coatings.

Depending on the individual scale of such projects, these are potentially significant impacts; however, it is not possible at this time to quantify such impacts without knowing what specific development project is being proposed or where or when such project(s) might take place. Therefore, the worst-case scenario for construction emissions based on General Plan buildout is shown in Table 11 below. The shaded cells represent exceedance of the SCAQMD Mass Daily Construction Thresholds (lbs/day) as shown in Table 9 above.

TABLE 11
PROJECT AREA ANNUAL CONSTRUCTION EMISSIONS REPORT1

	ROG (VOC)	NOx	CO	PM10	PM2.5	CO2
CONSTRUCTION EMISSIONS (Est. 2011), Unmitigated	8.57	57.39	72.84	815.01	172.13	11,865.51
Pounds per Day	46.96	**314.36**	399.12	**4,465.8**	**943.18**	
CONSTRUCTION EMISSIONS (Est. 2011), Mitigated[2]	7.59	54.76	72.84	186.52	40.46	11,865.51
Pounds per Day	41.59	**300.05**	399.12	**1,022.03**	**221.7**	
2011 Percent Reduction	11.35%	4.58%	0	77.11%[3]	76.49%	0
Totals for Years 2012 through 2039 gradually decrease for ROG, NOx, PM10 and PM2.5 to the annual totals shown below in the final year of the Project2						
CONSTRUCTION EMISSIONS (Est. 2040), Unmitigated	4.76	24.92	28.25	816.68	171.45	11,908.71
Pounds per Day	26.08	136.55	154.79	**4,474.96**	**939.45**	
CONSTRUCTION EMISSIONS (Est. 2040), Mitigated[2]	3.79	23.71	28.25	186.14	39.60	11,908.71
Pounds per Day	20.77	**129.91**	154.79	**1,019.95**	**216.99**	
Percent Reduction	20.49%	4.85%	0	77.21%	76.90%	0

[1] Calculated by Urbemis 2007 Version 9.2.4. Total annual emissions, given in tons per year, are based on Project Area buildout over the 30-year life of the Plan.
[2] General construction related mitigation measures for PM_{10}, $PM_{2.5}$ and NOx were selected in Urbemis for Fine Grading Soil Stabilization; Mass Grading Soil Stabilization; Trenching; Diesel Oxidation Catalyst and Particulate Filter for Excavators; Diesel Fuel Mitigation for Other General Industrial Equipment, Tractors, Loaders, Backhoes, Pavers, Paving Equipment, and Rollers; Diesel Fuel Mitigation for Building Construction Equipment ; and for Architectural Coatings
Source: Urban Futures Inc., 2010

As shown in Table 11 above, in the worst case scenario, implementation of the Project will generate excess NOx, PM10 and PM2.5, which is a significant impact Even with the generalized, program-level mitigation measures calculated by Urbemis, based on General Plan buildout, impacts are projected to exceed the SCAQMD's mass daily thresholds (see Table 9, above).

Redevelopment Plan implementation activities are expected to commence at the end of 2010 and be completed in approximately 30 years. The Plan does not propose

changes to any existing or designated land uses,[64] but it will provide for redevelopment of the Project Area that may result in an intensification of existing land uses.

At this time, no specific project development/redevelopment projects are proposed for Agency participation, and specific details regarding the scheduling of demolition, grading, or other construction/ rehabilitation activities are unknown; therefore, Project Area construction emissions cannot be quantified beyond that identified in the certified EIRs prepared for the General Plan, the SummerWind Ranch Specific Plan and the JP Ranch development project in terms of buildout projection. Construction and demolition emissions arising from design site projects proposed for Agency assistance will need to be evaluated, as appropriate and necessary, on a site-specific, project-by-project basis when and as they occur.

LONG-TERM IMPACTS

The main sources of long-term air quality impacts due to emissions generated by Project implementation will be from on- and off-road motor vehicles. Other emissions will be generated from stationary source fuel combustion, industrial and miscellaneous processes. Table 12 below identifies the projected annual area source and operational emissions generated in the Project Area based on General Plan and SummerWind Ranch Specific Plan land use buildout of all undeveloped parcels.

TABLE 12
PROJECT AREA ANNUAL OPERATIONAL AND SOURCE EMISSIONS REPORTS (TONS/YEAR)1

	ROG (VOC)	NOx	CO	PM10	PM2.5	CO2
AREA SOURCE EMISSIONS, Unmitigated	22.25	7.01	24.72	1.27	1.22	8,605.04
AREA SOURCE EMISSIONS, Mitigated	21.85	5.67	23.95	1.27	1.22	6,926.09
Percent Reduction	1.80%	19.12%	3.11%	0	0	19.51%
OPERATIONAL (VEHICLE) EMISSIONS, Unmitigated	141.89	239,56	1,682.50	294.06	59.86	181,832.94
OPERATIONAL (VEHICLE) EMISSIONS, Mitigated	134.17	226.11	1,588.30	276.35	55.35	163,504.91
Percent Reduction	5.44%	5.61%	5.60%	5.61%	5.61%	5.61%
TOTAL OPERATIONAL & AREA SOURCE EMISSIONS, Unmitigated[2]	164.14	246.57	1,707.22	294.06	59.86	181,832.94
Total Emissions - Pounds per Day	**899.40**	**1,351.07**	**9,354.63**	**1,611.29**	**328.00**	
TOTAL OPERATIONAL & AREA SOURCE EMISSIONS, Mitigated[2]	156.02	231.78	1,612.25	277.62	56.57	170,431.00
Total Emissions - Pounds per Day	**854.90**	**1,279.03**	**8,833.15**	**1,521.21**	**309.97**	
Percent Reduction	4.95%	6.00%	5.56%	5.59%	5.50%	6.27%

[1] Combined Annual Emissions Reports (Tons/Year) prepared using Urbemis 2007 v. 9.2.4; on-road vehicle emissions are based on Emfac2007 v2.3 Nov [1] 2006; Off-road vehicle emissions based on OFFROAD2007.
[2] Mitigation measures selected in Urbemis are based in a 4.17% reduction in trips per day by selection of the Urbemis generic "Residential Local Serving Retail" mitigation measure based on total ADTs projected to be generated at General Plan buildout in the Project Area. Totals do not include correction for pass by trips or double counting adjustment for internal trips.
Source: Urban Futures Inc., 2010

[64] It should be emphasized again that although "intensification of land uses" may occur as the result of implementation of the Plan, this increase will always be consistent with the General Plan and specific plan designated land uses and zoning, and the intensities permitted therein.

As shown in the highlighted portions of Table 12 above, total area source and operational emissions are projected to exceed the SCAQMD mass daily thresholds for operations (see Table 9), which is a significant impact.

VEHICULAR EMISSIONS

Regionally, personal commuting from the proposed new residential uses and industrial uses will add to regional trip generation rates and increase the vehicle miles traveled within the SCAB, a significant cumulative impact. Locally, Project related traffic, especially in the a.m. and p.m. peak hours, will be added to roads within the local roadway system. Approximately 103,870 Project-related average daily trips could be generated at Project Area build-out, which would impact the roads within the local roadway system on a daily basis (See Section 1.8, Table 1). These projected average daily trips (ADTs) added to the Project Area and City roadways represent an increase of approximately 3,462 ADTs each year over the 30-year life of the Redevelopment Plan. Implementation of the Project is growth inducing, albeit within the confines of the General Plan and SummerWind Ranch Specific Plan and would cause increased emissions and contribute to a reduction in local air quality, which is a significant cumulative impact.

All Project-related growth will be in accordance with goals and policies of the City's General Plan Air Quality Element and the SummerWind Ranch Specific Plan, as well as with the regulations and policies of the SCAQMD, as may be amended from time to time.

OTHER STATIONARY SOURCES

Industrial and commercial developments that may be located within the Project Area in accordance with General Plan and SummerWind Ranch Specific Plan land use designations and may in some cases exceed the SCAQMD Thresholds. In addition, commercial and industrial development that could occur over the effective life of the Plan could be in excess of Operation Thresholds, a significant cumulative impact. Therefore, there is a potential significant environmental impact to air quality due to the Project Area buildout. Since it is unknown what particular industries or commercial operations might locate operations within the Project Area, accurate, non-speculative projections of potential emissions levels are not possible at this time. All Agency-sponsored projects must meet levels permitted within the General Plan and SummerWind Ranch Specific Plan, and will be required to meet emission standards as regulated and controlled principally through the SCAQMD.

As individual projects move forward it is important to consider potential compatibility issues. If mixed-use types of applications are planned, some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). Therefore, it is essential that individual uses be carefully evaluated prior to issuance of a use permit. Certain types of businesses or equipment may require a permit with the SCAQMD. Potential uses that could be subject to such permit approval include, but are not limited to the following:

- Chemical product processing and/or manufacturing;
- Electrical generation plants or the use of standby generator;
- Boilers;

- Food and beverage preparation (primarily coffee roasters);
- Furniture and fixture products;
- Metal industries, fabrication;
- Small scale manufacturing;
- Auto and vehicle repair and/or painting facilities;
- Fuel dealers and/or dispensing facilities;
- Dry cleaning;
- Pipelines;
- Public utility facilities; and
- Portable equipment used during construction activities may require statewide registration or a SCAQMD permit.

Even if no site-specific projects were ever to be developed/redeveloped within the Project Area, due to wind-born pollutants arriving from the large portion of the SCAB located south and west of the City, where short-term and long-term emission-generating activities continue to occur and increase, the Project Area can be expected to be subject to additional air quality impacts not of its own making. This is a regional issue which cannot be fully mitigated locally.

The City's optional General Plan Air Quality Element identifies the general impacts of General Plan land uses at buildout on air quality in the City. The General Plan Air Quality Element promulgates goals and policies to reduce these air quality impacts to the extent feasible. Potential impacts and mitigating goals and policies are summarized in Table 13 below and they are incorporated herein and made part hereof by reference.

The JP Ranch EIR, which addresses air quality impacts in half of Subarea A and all of Subarea B of the Project Area, identifies air quality impacts that would occur as a result of development of that housing project within the General Plan's land use parameters. The impacts identified for the JP Ranch project, and feasible mitigation measures, are summarized in Table 13 below, and they are incorporated herein and made part hereof by reference.

With respect to the SummerWind Ranch Specific Plan planning area, the SummerWind Ranch EIR concluded that short-term and long-term air quality impacts would result from SummerWind Ranch Specific Plan buildout, and it mandates mitigation measures as a condition of SummerWind Ranch Specific Plan adoption. These impacts and mitigation measures are summarized in Table 13 below, and they are incorporated herein and made part hereof by reference.

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TABLE 13
SUMMARY OF PREVIOUSLY IDENTIFIED POTENTIALLY SIGNIFICANT AIR QUALITY IMPACTS
& MITIGATION MEASURES ADOPTED THEREFORE

IMPACT	MITIGATION MEASURES
GENERAL PLAN AIR QUALITY ELEMENT (pp. 7-3 through 7-13) The General Plan is intended to be self-mitigating, in that the policies and programs of the proposed Plan are designed to mitigate environmental impacts. Impacts have either been addressed through new General Plan policies or are significant and unavoidable.	
IMPACTS: Adoption of the proposed General Plan will permit development and activities within the project area which could generate pollutant emissions. Potential air quality impacts will be generated by public and private developments in the City. Air quality impacts will include short-term emissions associated with construction· activities and long-term emissions from vehicle trips and stationary sources associated with various land uses and activities. These emissions will continue to occur with urban developments in the City. FINDINGS: The Air Quality Element of the proposed Calimesa General Plan contains goals, policies, an air quality plan and implementation programs which will help improve air quality in the area and reduce the emissions from existing land uses and proposed developments. Development allowed under the proposed Land Use Plan will generate pollutant emissions that will exceed established thresholds. The Air Quality Element will reduce these impacts and offset new emissions but cannot remove existing air quality violations. With existing violations of air quality standards in the Basin, new development in the City will contribute to continued violation of these standards. **(General Plan EIR Exhibit B; p. 2)**	**GOAL 1**: Promote alternative travel arrangements. **POLICIES**: 1.1 Discourage the use of single-occupant vehicles. 1.2 Promote telecommuting and teleconferencing activities. 1.3 Support trip-reduction programs, such as longer day, shorter week work schedules. 1.4 Encourage the creation and participation by employers in the City in Transportation Management Associations/Organizations (TMA/TMO). 1.5 Encourage walking or bicycling. **GOAL 2:** Reduce emissions associated with vehicle use. **POLICIES**: 2.1 Reduce idling emissions by increasing traffic flow through synchronized traffic signals. 2.2 Develop a local transit system and facilitate connections of the local transit system to regional transit. 2.3 Encourage diversion of peak hour truck traffic, whenever feasible, to off-peak periods to reduce roadway congestion and associated emissions. 2.4 Work with Caltrans and City traffic engineers to insure that roadways and freeway onramps that are heavily utilized by trucks, are designed to safely accommodate trucks and to reduce the potential for accidents, which create congestion and related emissions. 2.5 Encourage trucks operating within the City to maintain safety equipment and operate at safe speeds so as to reduce the potential for accidents. 2.6 Reduce vehicle emissions through improved parking design and management. 2.7 Encourage centrally located parking in the City's commercial areas where shoppers can walk to a number of destinations. **GOAL 3:** Reduce emissions associated with vehicle miles traveled by providing a balance of area jobs -housing **POLICIES**: 3.1 Improve the City's balance of jobs and housing opportunities. 3.2 Work cooperatively with adjacent/nearby job-rich communities to improve overall job/housing balance in the subarea. 3.3 Encourage mixed-use developments, which combine housing and related commercial uses. 3.4 Encourage multi-family residential uses in and around commercial centers and transportation nodes and corridors, in order to shorten vehicle trips and encourage walking. 3.5 Develop neighborhood parks beside concentrations of residents to encourage pedestrian travel to recreation facilities.

TABLE 13
SUMMARY OF PREVIOUSLY IDENTIFIED POTENTIALLY SIGNIFICANT AIR QUALITY IMPACTS
& MITIGATION MEASURES ADOPTED THEREFORE

IMPACT	MITIGATION MEASURES
	GOAL 4: Reduce emissions associated with energy consumption. **POLICIES**: 4.1 Support the use of energy-efficient equipment and design In City facilities and infrastructure. 4.2 Encourage incorporation of energy conservation features in new developments. 4.3 Support passive solar design in new .construction. 4.4 Support recycling programs which reduce emissions associated with manufacturing and waste disposal. 4.5 Support drought-resistant vegetation in City landscaping areas and new development to reduce energy needed to pump water. **GOAL 5:** Reduce fugitive dust emissions. **POLICIES**: 5.1 Require all feasible fugitive dust reduction techniques to be utilized during construction activities. 5.2 Support the use of efficient street cleaning equipment and practices. 5.3 Discourage the use of leaf blowers. 5.4 Support subdivision design which minimizes grading and maintains the natural topography to the maximum extent feasible. **GOAL 6:** Reduce air pollution emissions and impacts through sitting and building design. **POLICIES:** 6.1 Support the use of low polluting construction materials and coatings. 6.2 Actively encourage the separation of sensitive receptors, such as schools and hospitals, from sources of toxic emissions. . 6.3 Actively encourage the separation of sensitive receptors from potential carbon monoxide hotspots. **GOAL 7:** Maximize the effectiveness of air quality control programs through coordination with other governmental entities. **POLICIES**: 7.1 Require new local commercial and industrial establishments to demonstrate that South Coast Air Quality Management District permits have been obtained. 7.2 Support state and federal legislation that results in improved air quality in the South Coast Air Basin. 7.3 Participate and cooperate with neighboring cities in efforts to improve regional and sub-regional transit. 7.4 Improve the effectiveness of air quality programs through public education programs. 7.5 Provide assistance to local facilities in complying with South Coast Air Quality Management District rules and regulations. 7.6 Review development projects to determine the potential air quality impacts and provide appropriate mitigation where necessary.

TABLE 13
SUMMARY OF PREVIOUSLY IDENTIFIED POTENTIALLY SIGNIFICANT AIR QUALITY IMPACTS
& MITIGATION MEASURES ADOPTED THEREFORE

IMPACT	MITIGATION MEASURES
SUMMERWIND RANCH EIR (pp. ES-17 through ES-19)	
AQ1: Construction activity would result in significant short-term impacts on local and regional air quality due to generation of fugitive dust. *Significant and unavoidable. Remains significant with mitigation.*	MM-AQ1: The project proponent will implement Rule 403 as applicable, which would include but not be limited to the following: • Portions of the site under active construction shall be watered as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction (locations where grading is to occur will be thoroughly watered prior to earthmoving). • Soils shall be watered/stabilized prior to, during, and following cut and fill activities. • A minimum soil moisture content of 12% shall be maintained during earth-moving activities using the ASTM method D-2216. • All trucks hauling dirt, sand, soil, or other loose materials shall be covered, or maintain at least two feet of freeboard in accordance with the requirements of Section 23114 of the California Vehicle Code (CVC). • Construction access roads shall be paved at least 100 feet onto the site from main roads. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. Roads shall be watered every two hours during active construction operations, and/or a chemical stabilizer shall be applied to all unpaved surfaces. • Disturbed areas shall be re-vegetated as quickly as possible consistent with approved erosion control plans. • A Traffic Control Plan shall be provided for each major phase of construction by the Applicant and approved by the City Engineer addressing construction site access and egress, temporary road detours, construction traffic parking and staging, and haul routes. • All streets used for construction site access or egress shall be swept once daily during active construction if visible soil materials are carried to adjacent streets.

TABLE 13
SUMMARY OF PREVIOUSLY IDENTIFIED POTENTIALLY SIGNIFICANT AIR QUALITY IMPACTS
& MITIGATION MEASURES ADOPTED THEREFORE

IMPACT	MITIGATION MEASURES
AQ2: Construction activities would result in significant short-term impacts on local and regional air quality due to generation of NOx, ROG, and CO. *Less than significant with mitigation.*	MM AQ2-1: Construction equipment with low emission factors and high-energy efficiency shall be used where possible and when available. MM AQ2-2: To minimize equipment emissions, engine maintenance shall be performed regularly. MM AQ2-3: Alternative fuels such as ultra-low sulfur diesel for off-road construction vehicles/equipment shall be used where possible.
AQ3: Construction activities would potentially exceed the SCAQMD threshold for VOCs. *Less than significant with mitigation.*	MM AQ3: Application of architectural coatings (i.e., paint, etc.) shall be limited to an average of no more than 225 gallons per week and/or "Zero-VOC" paint shall be used.
AQ4: Project operation would result in significant long-term operational impacts on regional air quality by exceeding SCAQMD thresholds. *Significant and unavoidable. Remains significant with mitigation.*	MM AQ4-1: On-site bicycle trails linking the facility to designated bicycle commuting routes shall be provided. MM AQ4-2: Site improvements such as street lighting, street furniture, route signs, bus turnouts, and sidewalks or pedestrian paths shall be provided. MM AQ4-3: Proposed dwelling units shall exceed minimum statewide energy construction requirements, as follows: • Use of low emission water heaters • Use of energy efficient appliances • Use of light colored/earth tone roof tiles • Increase insulation in excess of Title 24 requirements MM AQ4-4: Park and ride lots shall be provided near freeway access: • Development of approximately 50-60 parking spaces within the residential component of the project. • Development of approximately 100 parking spaces within the commercial component of the project.
AQ9: The proposed project would result in significant cumulative impacts. *Significant and unavoidable. Remains significant with mitigation.*	MM AQ9: Cumulative impacts are reduced by implementation of mitigation measures for construction and operations. However, the impacts remain significant.

TABLE 13
SUMMARY OF PREVIOUSLY IDENTIFIED POTENTIALLY SIGNIFICANT AIR QUALITY IMPACTS
& MITIGATION MEASURES ADOPTED THEREFORE

IMPACT	MITIGATION MEASURES
JP RANCH EIR (pp. ES-10 and ES-11)	
Impact 3.5.1 Increased air emissions will result from the increase in mobile sources of air pollution. *Reduction of air emissions from the project to the degree possible will result in maintaining the cumulative air impacts of population growth generally.*	Mitigation Measure 3.5-1. Developer sponsored measures include the following: 1. Providing an attractive pedestrian environment, 2. Incorporating bicycle trails and interconnections, 3. Building homes that exceed minimum statewide energy construction requirements, 4. Including residential design features that encourage trip elimination or trip diversion to alternative transportation: a. Pre-wired for various telecommunications systems access for in-home offices; b. Pre-wired for 220V electric vehicle charging systems.
Impact 3.5.2 Vehicle emissions during the operation of this project would result in air impact *Because the levels of ozone-forming emissions (ROG and/or NOx) substantially exceed the significance threshold, a 5-10 percent reduction from developer-promoted air pollution emissions mitigation would not alter any conclusions about operational activity impact significance.*	Mitigation Measure 3.5-1.
Impact 3.5.3 Construction activities are anticipated to create levels of PM-10 from soil disturbance and of NOx from heavy equipment operations that exceed significance thresholds by a large margin. Reduction in the development rate through grading smaller parcels could reduce daily or quarterly PM-10 and NOx emissions. With "standard" dust control, the disturbance limit is 5.7 acres before PM-10 levels are exceeded (150 lb/day ÷ 26.4 lb/ac/day ~ 5.7 acres). At three months per grading cycle, the annual development limit would be 22.8 acres per year, or about 14 years to build out the 320-acre project site. *During mass grading, temporary construction activity emissions cannot be maintained at less-than-significant levels. With effective mitigation, however, the degree of "excess" emissions and the number of days with potentially significant impacts can be reduced*	Mitigation Measure 3.5-2 The impact of the first project residents to over 10 years of construction and associated delay of infrastructure completion would offset any air quality benefits of a curtailed development schedule. Measures include: 1. Watering for dust control during clearing, grading, and construction using groundwater from on-site wells. 2. Developing a dust control program to supplement the routine watering that constitutes best available control measures (BACMs) in excess of any minimum SCAQMD Rule 403 requirements. 3. Minimization of construction interference with regional non-project traffic movement. 4. Reducing "spill-over" effects by preventing soil erosion, washing vehicles, and washing/sweeping the site. 5. Requiring emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups. 6. Limiting grading/soil disturbance to as small an area as practical at any one time. 7. Limiting the application of architectural surface treatments.

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CONSISTENCY WITH AQMP

An EIR must discuss any inconsistencies between the Project and applicable general plans and regional plans (CEQA Guidelines, Section 15125). Regional plans that apply to the Project include the South Coast Air Quality Management Plan (AQMP), described above.

The SCAQMD's CEQA Handbook identifies two key indicators of AQMP consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

While it is projected that emissions will be generated in excess of SCAQMD's mass daily threshold criteria due to General Plan buildout in the Project Area, it is also possible that activities will not increase the frequency or severity of existing air quality violations due to: i) the requirement for compliance with SCAQMD Rules and Regulations with respect to emissions; ii) the size and number of construction/demolition projects taking place, if any, in any given time period; iii) whether the Agency is a participant in any potential emissions generating project; and iv) whether General Plan buildout will even occur within 30 years; and v) whether new technology, including clean fuels, green building codes cap and trade, among other things, will significantly reduce Emissions totals. A specific conclusion cannot be made until such time as specific projects are proposed for Agency participation, at which time additional detailed, site-specific air quality assessment and review will be required, and all appropriate and feasible mitigation measures imposed. However, the Redevelopment Plan for the Project Area, in and of itself as a financial planning tool to alleviate blight, is not anticipated to increase the frequency or severity of the existing air quality violations or to impact local air quality; therefore, the Plan is found to be consistent with the AQMP for the first criterion.

AQMP assumptions are based upon assumptions from local general plans. Projects that are consistent with the local general plans are consistent with AQMP assumptions. The Plan does not propose any land use changes, but will provide for redevelopment of the Project Area within General Plan and SummerWind Ranch Specific Plan parameters. Growth projections for the Project Area (Section 1.8, Table 1), based solely on General Plan/SummerWind Ranch Specific Plan permissible buildout, show an increase of 1,457 dwelling units (an approximate 191% net increase over existing), 3,546 population (also approximately 191% increase), 2,252,439 commercial square feet and 437,778 industrial square feet for a total of 2,690,217 sq.ft. providing a net jobs increase of 7,040. Based on General Plan buildout, traffic generation (trips per day) is projected to increase by 103,870 ADTs in the Project Area over the 30-year-life of the Redevelopment Plan as a result of residential, commercial, and light industrial growth. This is somewhat misleading because these increases would eventually occur in the Project Area without Redevelopment Plan adoption if the Project Area builds out to General Plan designated land uses and densities. The pace of build out would likely be much slower without Agency assistance. Growth forecasts for the Project Area are consistent with the SCAG growth forecasts, which forecasts are based on the same

demographics as the AQMP; therefore, the SCAQMD's second criterion is met for consistency with the AQMP.

Based on the foregoing, impacts with respect to the Redevelopment Plan's consistency with the regional AQMD's Air Quality Management Plan are less than significant

MITIGATION MEASURES

Air quality mitigation measures must, by definition, go beyond existing regulations. Regulatory programs and policies are in place at the federal, State, regional and local levels to reduce air pollutant emissions from nearly all sources, yet they are not always sufficient to eliminate all air quality impacts, especially those that occur due simply to continued growth in the entire region.

Smart growth strategies are defined as those that serve the economy, community, and the environment which can help communities meet national environmental standards by reducing motor vehicle emissions, improving water quality, and cleaning up and reusing land. Infill development can be instrumental in protecting local air quality by reducing the length of auto trips and making other modes of transportation more convenient. The greater the distance between the travel produced from locating at an infill site versus the travel that would have been produced by locating at a suburban or more distant site, the greater the air quality benefit of the infill location. Additional jobs in the Project Area are projected to improve the area's jobs/housing balance to be more in line with the region's median (see Section 2.2 above).

The SCAQMD's Regulation XIII is in place to ensure that any emission increase of nonattainment air contaminants from the operation of any relocated source or from the operation of any new or modified source does not impede the progress of attaining National Ambient Air Quality Standards (NAAQS) or State Ambient Air Quality Standards (CAAQS). To accomplish this goal, SCAQMD Rule 1303(b)(2) gives the Executive Officer the authority to deny permits to construct for these permit sources unless Best Available Control Technology (BACT) is employed, and the applicant provides emission offsets to mitigate any emission increase. The SCAQMD's BACT Guidelines may be accessed at http://www.aqmd.gov/bact/BACTGuidelines.htm.

Whenever a new or modified facility increases its emissions in Southern California, it is required to provide emissions offsets to prevent air quality in an already polluted area from further deteriorating. Offsets are generated when a facility or emission units are permanently shut down or when an active plant controls its emissions to a greater degree than required by air quality regulations.

An emission offset is that which is acquired either from emission reduction credits (ERCs) or from allocations from the Priority Reserve. Offset ratios are 1.2-to-1.0 for ERCs and 1.0-to-1.0 for allocations from the Priority Reserve, except for facilities not located in the SCAB, where the offset ratio for ERCs is 1.2-to-1.0 for VOC, NOx, SOx, and PM10, and 1.0-to-1.0 for CO.

The SCAQMD's Regulation XVI - Mobile Source Offset Programs provides opportunities to generate mobile source emission reduction credits (MSERCs) from on- and off-road mobile sources. Mobile source programs are based on a variety of purchase, retrofit, repower, or scrapping projects. MSERCs, once approved by the

AQMD, can be traded or sold on the open market and used to offset emissions from stationary sources, RECLAIM, or employee commute programs.

GENERAL PLAN GOALS AND POLICIES/SUMMERWIND RANCH AND JP RANCH EIRS

Because many of the General Plan's policies are designed to avoid or minimize impacts and incorporate the General Plan EIR's mitigation measures, the General Plan is self-mitigating with respect to most of the impacts identified in the EIR. However, in the issue areas of Earth and Geology, Air Quality, and Plant and Animal life, significant unavoidable impacts are identified in the General Plan EIR that, even with mitigation, would not be reduced to levels that are not significant. Consequently the City Council, in certifying the General Plan EIR, adopted a Statement of Overriding Consideration with respect to these environmental issues, finding that the benefits of the General Plan outweigh its significant environmental impacts.[65]

The General Plan Air Quality Element promulgates goals and policies intended to mitigate air quality impacts resulting from General Plan buildout in the Project Area to the extent feasible. These mitigating goals and policies are summarized in Table 13 above, and are incorporated herein and made part hereof by reference.

The SummerWind Ranch EIR incorporates mitigation measures to address air quality impacts in the applicable portion of Subarea C of the Project Area. These mitigation measures are summarized in Table 13 above, and are incorporated herein and made part hereof by reference.

Project-specific mitigation measures for the JP Ranch development are also summarized in Table 13 and to the extent they would apply to any completion of the development as currently proposed in Subareas A and B of the Project Area, such mitigation measures are also incorporated herein and made part hereof by reference.

In certifying the General Plan EIR, the City Council by its Resolution 94-5, passed April 4, 1994, adopted a Statement of Overriding Consideration with respect to significant air quality impacts, finding that measures and programs have been included in the General Plan to reduce adverse impacts on the environment to the maximum extent feasible, and that impacts on air quality may remain significant, when considering development at buildout of the City. The City concluded that the benefits of General Plan adoption outweighed the significance of air quality impacts.[66] Because air quality impacts are projected to be significant as a result of Project implementation at General Plan buildout, a Statement of Overriding Considerations will again be required prior to Redevelopment Plan adoption.

SHORT-TERM IMPACT MITIGATION MEASURES

The following measures, which will be included in the Mitigation Monitoring Program, shall be considered as mitigation measures for short-term air quality impacts when and as specific projects are approved for Agency assistance and at the time of project construction/reconstruction, and are recommended as conditions of Redevelopment Plan approval:

[65] City Council Resolution No. 94-5, adopted April 4, 1994.
[66] *Ibid,* Exhibit A, Statement of Overriding Considerations

Particulate Emissions/Fugitive Dust

AQ 1: Agency sponsored, site-specific projects shall comply with SCAQMD Rules 402 and 403. During construction of Agency-assisted, site-specific projects in the Project Area, property owner/developers, and contractors shall comply with SCAQMD Rules 402 and 403 to assist in the reduction of fugitive dust emissions.

AQ 2: Agency sponsored, site-specific projects shall comply with the SCAQMD's fugitive dust mitigation requirements. The "fugitive dust" category encompasses five general areas of fugitive dust emissions, including construction and demolition, materials handling, paved roads, unpaved roads, and storage piles. The SCAQMD has compiled fugitive dust mitigation measures in Tables XI-A through XI-E in its published "Fugitive Dust Mitigation Measure Tables," a part of the SCAQMD's CEQA Handbook.

A summary describing the type of information provided in the tables and how to use the data to quantify emission reductions from fugitive dust sources may be accessed online at http://www.aqmd.gov/ceqa/handbook/mitigation/ fugitive/MM_fugitive.html.

AQ 3: Agency sponsored, site-specific projects shall quantify PM2.5 emissions and compare the results to the SCAQMD's recommended PM2.5 significance thresholds. The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes and it provides regional and localized significance thresholds and mitigation measures.[67] Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the SCAQMD's website: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

AQ 4: Agency sponsored, site specific shall reduce construction equipment emissions by use of low emission mobile construction equipment. Site-specific project property owners/developers/ contractors for Agency-assisted projects shall comply with CARB requirements for heavy construction equipment as follows:

1. Maintain construction equipment engines by keeping them tuned.
2. Use low sulfur fuel for stationary construction equipment as required by SCAQMD Rules 431.1 and 431.2.
3. Utilize existing power sources (i.e., power poles) when available. This measure would minimize the use of higher polluting gas or diesel generators.
4. Configure construction parking to minimize traffic interference.
5. Minimize obstruction of through-traffic lanes. Construction should be planned so that lane closures on existing streets are kept to a minimum.
6. Schedule construction operations affecting traffic for off-peak hours to the best extent when possible.
7. Site-specific project property owners/developers/ contractors for Agency-assisted projects shall develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance

[67] SCAQMD, "Final –Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds," October 2006; http://www.aqmd.gov/ceqa/handbook/PM2_5/finalmeth.doc

public notice of routing, use of public transportation and satellite parking areas with a shuttle service.

AQ 5: When preparing the air quality analysis for a proposed Agency assisted project, it is recommended that a localized significance analysis completed by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary.

Although not made a condition of adoption of the Redevelopment Plan, the following additional mitigation measures are recommended for consideration for reducing construction emissions at the time a site-specific project is proposed:

NOx:

- Prohibit vehicle and engine idling in excess of five minutes and ensure that all off-road equipment is compliant with the CARB's in-use off-road diesel vehicle regulation and SCAQMD Rule 2449.
- Require construction equipment to meet or exceed Tier 3 standards with available CARB verified or certified technologies.
- Require the use of alternative fueled off-road construction equipment.
- Require the use of electricity from power poles rather than temporary diesel or gasoline power generators.
- Require construction parking to be configured such that traffic interference is minimized.
- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.
- Reroute construction trucks away from congested streets or sensitive receptor areas.
- Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.

Fugitive Dust:

- Require the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site.
- Require all trucks hauling dirt, sand, soil, or other loose materials to be covered.
- Suspend all excavating and grading operations when wind gusts (as instantaneous gusts) exceed 25 mph.

- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.
- When sweeping streets to remove visible soil materials use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks.
- Replace ground cover in disturbed areas as quickly as possible.

VOC:

- Use coatings and solvents with a VOC content lower than that required under SCAQMD Rule 1113.
- Construct or build with materials that do not require painting.
- Require the use of pre-painted construction materials.

LONG-TERM IMPACT MITIGATION MEASURES

AQ 6: The Agency shall ensure implementation of mitigation measures designed to reduce mobile and stationary emissions at the site-specific project level. To assist the Agency with identifying possible additional mitigation measures for such projects, the Agency is advised to refer to Chapter 11 of the SCAQMD's CEQA Air Quality Handbook for sample air quality mitigation measures[68] and to Chapters 3, 4 and 5 of the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning for other mitigation guidance. This document is electronically available at the following internet address: http://www.aqmd.gov/prdas/ aqguide/aqguide.html.

Tables identifying mitigation measures include those for off-road engines, on-road engines, harbor craft, ocean going vessels, locomotives, and fugitive dust. Emissions from these sources can be mitigated using a variety of different technologies including, but not limited to, the following: repowering old engines; installing emission control technologies such as diesel oxidation catalysts, diesel particulate filters, or selective catalytic reduction; and using alternative technologies such as electrification, clean fuels, or water/fuel emulsions. Such Mitigation measures can be accessed at the SCAQMD's website: http://www.aqmd.gov/ ceqa/handbook/mitigation/MM_intro.html

Mitigation measures and associated control efficiencies for off-road engines, on-road engines, harbor craft, ocean going vessels, locomotives and fugitive dust have been compiled, and can be viewed online at http://www.aqmd.gov/ceqa/handbook/ mitigation/ MM_intro.html

AQ 7: The Agency shall review future development projects for potential air quality impacts pursuant to CEQA and require a CO Hotspot Analysis to be prepared when ANY one of the following occurs:

1) The ambient 8-hour CO concentration exceeds 9 ppm, as reported at the nearest ambient air quality monitoring station to the project site in the

[68] AQMD is in the process of developing an "Air Quality Analysis Guidance Handbook" (Handbook) to replace the CEQA Air Quality Handbook approved by the AQMD Governing Board in 1993. The 1993 CEQA Air Quality Handbook is still available but not online. Information on obtaining a hard copy of the handbook is available online at http://www.aqmd.gov/ceqa/hdbk.html.

previous year. (Ambient Air Quality Monitoring Data can be found on the internet at (http://www.arb.ca.gov/aqd/ aqdpage.htm)

2) Site-specific, project-generated traffic will cause the level of service (LOS) of any analyzed intersection in the project vicinity to degrade to LOS D, or worse.

3) Site-specific, project-generated traffic will be added to any intersection in the project vicinity currently operating at LOS D or worse.

AQ 8: The Agency shall require Agency assisted projects that are stationary pollution sources to minimize the release of toxic pollutants through: i) Design features; ii) Operating procedures; iii) Preventive maintenance; iv) Operator training; and v) Emergency response planning.

AQ 9: The Agency shall require Agency assisted projects that are stationary air pollution sources to comply with applicable air district rules and control measures.

AQ 10: To the greatest extent possible, the Agency shall require every Agency assisted project to mitigate any of its anticipated emissions, which exceed allowable emissions as established by the SCAQMD, the Environmental Protection Agency and the CARB.

It is recommended that all available new emissions control technologies be regularly reviewed and considered for implementation as mitigation measures at the time site-specific projects are proposed for Agency participation. Additional mitigation measures, as appropriate and necessary, may then be included as a condition of project approval.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

As shown in Table 14 below, construction and stationary source/operational (vehicle) emissions from Project Area buildout exceed most of the SCAQMD's emissions thresholds, except Construction VOCs and CO, and Construction/Operations SOx.

Default mitigations available in the Urbemis software program are incorporated into the emissions analysis, but these mitigations are very generalized as they relate to soil stabilization and diesel particulate matter controls, and to a modest residential/commercial traffic credit reduction.

This gives results that are, at best, the worst of the worst-case scenarios. For example, Urbemis assumes the same construction emissions each year, but there may be heavy emissions one year and no emissions the next.

Therefore, depending on the site-specific project and the year, short-term impacts are potentially significant after mitigation. Long-term air quality impacts cannot readily be mitigated to a less than significant level for two reasons: i) area source and operational emissions in the Project Area will result from permanent growth in, among other things, households, population, commercial/residential square footage and traffic that did not previously exist; and ii) the entire region's existing air quality conditions and the potential increase in emissions to be generated from motor vehicles and stationary sources as population growth inevitably continues across the entire SCAB.

TABLE 14
PROJECT AREA DAILY CRITERIA POLLUTANT EMISSIONS (MITIGATED)

MASS DAILY THRESHOLDS1					
POLLUTANT	SCAQMD CONSTRUCTION EMISSIONS THRESHOLD[1]	**PROJECT AREA CONSTRUCTION EMISSIONS 2011[2]**	**PROJECT AREA CONSTRUCTION EMISSIONS 2040[2]**	SCAQMD OPERATIONS EMISSIONS THRESHOLD[1]	**PROJECT AREA OPERATIONAL & AREA SOURCE EMISSIONS[2]**
NOx	100 lbs/day	**300.05 lbs/day**	**129.91 lbs/day**	55 lbs/day	**1,279.03 lbs/day**
(ROG) VOCs	75 lbs/day	**41.59 lbs/day**	**20.77 lbs/day**	55 lbs/day	**854.90 lbs/day**
PM_{10}	150 lbs/day	**1,022.03 lbs/day**	**1,019.95 lbs/day**	150 lbs/day	**1,521.21 lbs/day**
$PM_{2.5}$	55 lb/day	**221.70 lbs/day**	**216.99 lbs/day**	55 lbs/day	**309.97 lbs/day**
SOx^3	150 lbs/day	**0.38 lbs/day**	**0.38 lbs/day**	150 lbs/day	**8.99 lbs/day**
CO	550 lbs/day	**399.12 lbs/day**	**154.79 lbs/day**	550 lbs/day	**8,833.15 lbs/day**
Pb	3 lbs/day	**No Data**	**No Data**	3 lbs/day	**No Data**

[1] SCAQMD's mass daily thresholds (Table 9 above).
[2] Approximated from annual Urbemis 2007 Version 9.2.4 Annual Emissions (Tons/Year) as detailed in Tables 11 and 12 above.
[3] Approximated from annual Urbemis 2007 Version 9.2.4 Annual Emissions (Tons/Year) for SO_2
Source: Urban Futures Inc., 2010.

Meeting the SCAQMD's and CARB's regulations and standards, Incorporating the mitigation measures of the SummerWind Ranch and JP Ranch EIRs, plus mitigation measures recommended herein, along with the incorporated goals and policies of the General Plan as well as included future improved emissions reduction technology, as it becomes available, will reduce air quality emissions below the numbers given in Table 14. Nevertheless, based on Table 14, and on CEQA's mandate to consider the worst-case scenario in evaluating environmental impacts, it must be concluded that both short-term and long-term air pollutant emissions remain significant after all currently available feasible mitigation.

2.4.2 Greenhouse Gases and Global Climate Change

EXISTING CONDITIONS

Global climate change (GCC) is a change in the average weather of the earth that is measured by temperature, wind patterns, precipitation, and storms over a long period of time. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the past, such as during previous ice ages. The global climate is continuously changing, as evidenced by repeated episodes of substantial warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across the globe. However, scientists have observed an unprecedented acceleration in the rate of warming during the past 150 years.

GCC is a documented effect, with the degree to which the change is caused by anthropogenic (man-made) sources still under study. The increase in warming has coincided with the global Industrial Revolution, which has seen the widespread reduction of forests to accommodate urban centers and agriculture and the use of fossil fuels, primarily burning of coal, oil, and natural gas for energy. The understanding of anthropogenic warming and cooling influences on climate has led to a very high

confidence (90% or greater chance) that the global average net effect of human activities since 1750 has been one of warming.

Most of the observed increase in global average temperatures since the mid-20th century is very likely due to the observed increase in anthropogenic GHG concentrations. Much of the scientific community agrees that the earth's climate is becoming warmer, and that human activity is playing a role in climate change.[69]

The GCC effect is caused by all "greenhouse" gases (GHGs) generated on earth. Consequently, both large and small GHG generators have cumulative contributions, and while small generators may have no overtly noticeable effect, the countless small sources around the globe combine to produce a substantial portion of total GHG emissions.[70]

GREENHOUSE GASES

Gases that trap heat in the atmosphere are often called greenhouse gases, similar to the way in which a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide, methane, nitrous oxides, fluorinated gases, and ozone. GHG are emitted by both natural processes and human activities. The accumulation of GHG in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHG, the earth's surface would be about 34° C cooler.[71] However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. Table 15 below briefly describes both natural and manmade GHGs.

69 Intergovernmental Panel on Climate Change, "Climate Change 2007: Synthesis Report; Summary for Policymakers"; November 2007.

70 California Air Pollution Control Officers Association (CAPCOA), *CEQA and Climate Change,* January 2008; http://www.capcoa.org/ CEQA/CAPCOA%20White%20Paper.pdf

71 State of California, Environmental Protection Agency, 2006 Climate Action Team Report to the Governor, April 3, 2006; http://www.climatechange.ca.gov/climate_action_team/reports/2006report/2006-04-03_FINAL_CAT_REPORT.PDF

TABLE 15 GREENHOUSE GASES	
Water Vapor	Water vapor is the most important, abundant, and variable GHG. In the atmosphere, it maintains a climate necessary for life. Water vapor's main source is ocean evaporation (approximately 85 percent). Other sources include sublimation (change from solid to gas) from ice and snow, evaporation from other water bodies, and transpiration from plant leaves.
Ozone	Unlike other GHG, ozone is relatively short- lived and, therefore, is not global in nature. It is difficult to make an accurate determination of the contribution of ozone precursors (nitrogen oxides and volatile organic compounds) to global climate change. (CARB 2004b)
Aerosols	Aerosols are suspensions of particulate matter in gas emitted into the air through burning plant material (biomass) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat, and cool the atmosphere by reflecting light. Cloud formation can also be affected by aerosols. Sulfate aerosols are emitted when fuel-containing sulfur is burned. Black carbon (or soot) is emitted during biomass burning or incomplete combustion of fossil fuels. Particulate matter regulation has been lowering aerosol concentrations in the United States; however, global concentrations are likely increasing.
Carbon Dioxide (CO_2)	CO_2 is an odorless, colorless gas which comes from both natural and manmade sources. Natural sources include: respiration of bacteria, plants, animals, and fungus, evaporation from oceans, volcanic out gassing, and decomposition of dead organic matter. Manmade sources are from burning coal, oil, natural gas, and wood. Concentrations of CO_2 were 379 parts per million (ppm) in 2005, which is an increase of 1.4 ppm per year since 1960 (Intergovernmental Panel on Climate Change 2007).
Methane (CH_4)	CH_4 is a flammable gas and the main component of natural gas. Burning one molecule of CH_4 in the presence of oxygen releases one molecule of carbon dioxide and two molecules of water. Methane is not toxic; however, it is highly flammable and may form explosive mixtures with air. A natural source of CH_4 is from the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain CH_4, which is extracted for fuel. Other sources are from cattle, fermentation of manure, and landfills.
Nitrous Oxide (N_2O):	Nitrous oxide is a colorless greenhouse gas. Higher concentrations of N_2O can cause euphoria, dizziness, and slight hallucinations. N_2O is produced by microbial processes in soil and water, including those reactions that occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (nitric acid production, nylon production, fossil fuel-fired power plants, and vehicle emissions) also contribute to its atmospheric load. It is used in racecars, rocket engines, and as an aerosol spray propellant.
Chlorofluorocarbons (CFCs)	CFCs are gases formed synthetically by replacing all hydrogen atoms in CH4 or ethane with chlorine and/or fluorine atoms. CFCs are nonflammable, nontoxic, insoluble, and chemically uncreative in the troposphere (the level of air at the earth's surface). CFCs were first synthesized in 1928 for use as cleaning solvents, refrigerants, and aerosol propellants. They destroy stratospheric ozone; therefore, their production was stopped as required by the Montreal Protocol in 1987.
Hydrofluorocarbons (HFCs)	HFCs are synthetic chemicals that are used as a substitute for CFCs for automobile air conditioners and refrigerants.
Perfluorocarbons (PFCs)	PFCs have stable molecular structures and do not break down though the chemical processes in the lower atmosphere. High-energy ultraviolet rays in the upper atmosphere do destroy the compounds. PFCs have long lifetimes, ranging between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane and hexafluoroethane. Concentrations of tetrafluoromethane in the atmosphere are over 70 parts per trillion (ppt). The two main sources of PFCs are primary aluminum production and semiconductor manufacture.
Sulfur hexafluoride (SF_6)	Sulfur hexafluoride is an inorganic, colorless, odorless, nontoxic, nonflammable gas. Concentrations in the 1990s were roughly 4 ppt. SF_6 is used for insulation in electric power transmission and distribution equipment, in semiconductor manufacturing, the magnesium industry, and as a tracer gas for leak detection.

Source: Association of Environmental Professionals (AEP), *Alternative Approaches to Analyzing Greenhouse Gas Emissions and Global Climate Change in CEQA Documents,* June 29, 2007, pp. 3-4; http://califaep.coastline.com/climate%20change/AEP_Global_Climate_Change _June_29_Final.pdf

Concentrations of CO2 in the atmosphere have risen approximately 35 percent since the Industrial Revolution (1750-1850). The global atmospheric concentration of CO2 has increased from a pre-industrial value of about 280 parts per million (ppm) to 379 ppm in 2005.

The atmospheric concentration of CO2 in 2005 exceeds by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores. The annual CO2 concentration growth rate was larger during the last ten years (1995–2005 average: 1.9 ppm per year), than it has been since the beginning of continuous direct atmospheric measurements (1960–2005 average: 1.4 ppm per year) although there is year-to-year variability in growth rates.[72]

GREENHOUSE GAS INVENTORY - STATE OF CALIFORNIA

California is a substantial contributor of global GHGs as it is the second largest contributor in the United States and the sixteenth largest in the world.[73] Based upon the 2004 GHG inventory data (the latest year available) compiled by the California Energy Commission (CEC), California produced 492 million metric tons (MMT) of CO2 equivalent (CO2e). The major source of GHG in California is transportation, contributing 41 percent of the State's total GHG emissions; electricity generation is the second largest source, contributing 22 percent. Approximately 81 percent of California's 2004 GHG emissions (in terms of CO2e) were carbon dioxide produced from fossil fuel combustion, with 2.8% from other sources of CO2, 5.7 percent from methane, and 6.8 percent from nitrous oxide.[74]

REGULATORY BACKGROUND

A. California Environmental Protection Agency (CalEPA)

In response to the Governor's Executive Order S-3-05, the CalEPA created the Climate Action Team (CAT), which, in March 2006, published the Climate Action Team Report (the "2006 CAT Report"). The 2006 CAT Report identifies a recommended list of strategies that the State could pursue to reduce climate change greenhouse gas emissions. These are strategies that could be implemented by various State agencies to ensure that the Governor's targets are met and can be met with existing authority of the State agencies. The strategies include the reduction of passenger and light duty truck emissions, the reduction of idling times for diesel trucks, an overhaul of shipping technology/infrastructure, increased use of alternative fuels, increased recycling, landfill methane capture, etc. Summarized in Table 16 below are many of CAT's early-identified strategies for meeting GHG reduction targets in the State.

[72] Intergovernmental Panel on Climate Change, "Climate Change 2007: Synthesis Report; Summary for Policymakers"; November 2007.

[73] Association of Environmental Professionals, *White Paper on Global Climate Change* (Final), June 2007; http://www.califaep.org/ userdocuments/File/AEP_Global_Climate_Change_June_29_Final.pdf

[74] State of California Energy Commission, *Inventory of California Greenhouse Gas Emissions and Sinks: 1990-2004,* Staff Final Report. CEC-600-2006-013-SF, December 2006.

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TABLE 16
CLIMATE ACTION TEAM GREENHOUSE GAS EMISSION REDUCTION STRATEGIES

California Air Resources Board

Vehicle Climate Change Standards: AB 1493 (Pavley) requires the State to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the ARB in September 2004.

Diesel Anti-Idling: The ARB adopted a measure to limit diesel-fueled commercial motor vehicle idling in July 2004.

Hydrofluorocarbon Reduction: 1) Ban retail sale of HFC in small cans; 2) Require that only low GWP refrigerants be used in new vehicular systems; 3) Adopt specifications for new commercial refrigeration; 4) Add refrigerant leak-tightness to the pass criteria for vehicular inspection and maintenance programs; and 5) Enforce federal ban on releasing HFCs.

Alternative Fuels - Biodiesel Blends: ARB would develop regulations to require the use of 1 to 4 percent biodiesel displacement of California diesel fuel.

Alternative Fuels - Ethanol: Increased use of E-85 fuel.

Heavy-Duty Vehicle Emission Reduction Measures: Increased efficiency in the design of heavy-duty vehicles and an education program for the heavy-duty vehicle sector.

Integrated Waste Management Board

Achieve 50% Statewide Recycling Goal: Achieving the State's 50 percent waste diversion mandate as established by the Integrated Waste Management Act of 1989 will reduce climate change emissions associated with energy intensive material extraction and production as well as methane emission from landfills. A diversion rate of 48% has been achieved on a statewide basis. Therefore, a 2% additional reduction is needed.

Zero Waste – High Recycling: Efforts to exceed the 50 percent goal would allow for additional reductions in climate change emissions.

Department of Forestry

Urban Forestry: A new statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of local urban forestry programs.

Department of Water Resources

Water Use Efficiency: Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce greenhouse gas emissions.

TABLE 16
CLIMATE ACTION TEAM GREENHOUSE GAS EMISSION REDUCTION STRATEGIES

Energy Commission (CEC)

Building Energy Efficiency Standards in Place and in Progress: Public Resources Code Section 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings).

Appliance Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California).

Fuel-Efficient Replacement Tires & Inflation Programs: State legislation established a statewide program to encourage the production and use of more efficient tires.

Municipal Utility Energy Efficiency Programs/Demand Response: Includes energy efficiency programs, renewable portfolio standard, combined heat and power, and transitioning away from carbon-intensive generation.

Municipal Utility Renewable Portfolio Standard: California's Renewable Portfolio Standard (RPS), established in 2002, requires that all load-serving entities achieve a goal of 20 percent of retail electricity sales from renewable energy sources by 2017, within certain cost constraints.

Municipal Utility Combined Heat and Power: Cost effective reduction from fossil fuel consumption in the commercial and industrial sector through the application of on-site power production to meet both heat and electricity loads.

Alternative Fuels: Non-Petroleum Fuels: Increasing the use of non-petroleum fuels in California's transportation sector, as recommended as recommended in the CEC's 2003 and 2005 Integrated Energy Policy Reports.

Business, Transportation and Housing

Measures to Improve Transportation Energy Efficiency: Builds on current efforts to provide a framework for expanded and new initiatives including incentives, tools and information that advance cleaner transportation and reduce climate change emissions.

Smart Land Use, Intelligent Transportation Systems (ITS) and Sustainable Communities: Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors. ITS is the application of advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people, goods and services. Smart land use, demand management, ITS, and value pricing are critical elements in this plan for improving mobility and transportation efficiency. Specific strategies include: promoting jobs/housing proximity and transit-oriented development; encouraging high density residential/commercial development along transit/rail corridor; valuing and congestion pricing; implementing intelligent transportation systems, traveler information/traffic control, incident management; accelerating the development of broadband infrastructure; and comprehensive, integrated, multimodal/intermodal transportation planning.

Proposed Senate Bill 375 requires CARB to develop regional greenhouse gas emission reduction targets to be achieved from the automobile and light truck sectors for 2020 and 2035. The 18 Metropolitan Planning Organizations in California will prepare a "sustainable communities strategy" to reduce the amount of vehicle miles traveled (VMT) in their respective regions and demonstrate the ability for the region to attain CARB's targets.

TABLE 16
CLIMATE ACTION TEAM GREENHOUSE GAS EMISSION REDUCTION STRATEGIES

Green Buildings Initiative: Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels. The Executive Order and related action plan spell out specific actions state agencies are to take with state-owned and -leased buildings. The order and plan also discuss various strategies and incentives to encourage private building owners and operators to achieve the 20 percent target.
California Public Utilities Commission *Accelerated Renewable Portfolio Standard:* The Governor has set a goal of achieving 33 percent renewable in the State's resource mix by 2020. The joint PUC/Energy Commission September 2005 Energy Action Plan II adopts the 33 percent goal. *California Solar Initiative:* The solar initiative includes installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses, increased use of solar thermal systems to offset the increasing demand for natural gas, use of advanced metering in solar applications, and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.
Source: State of California, Department of Environmental Protection, Climate Action Team, *Draft Proposed Early Actions To Mitigate Climate Change In California*, April 20, 2007; http://www.climatechange.ca.gov/climate_action_team/index.html

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Executive Order S-01-07 was issued by Governor Schwarzenegger on January 18, 2007. The order mandates that a statewide goal be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020. In addition, a Low Carbon Fuel Standard ("LCFS") for transportation fuels is to be established for California.

B. California Air Resources Board (CARB)

In the fall of 2006, Governor Schwarzenegger signed AB 32, the "Global Warming Solutions Act of 2006," into law. The bill requires achievement by 2020 of a Statewide GHG emissions limit equivalent to 1990 emissions (essentially a 25 percent reduction below 2005 emission levels), and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. While CARB, under AB 32 (Health and Safety Code, Section 38560.5) has the primary responsibility for reducing Greenhouse Gas Emissions (GHGs), actions by many other state agencies are also essential to meeting the emission reduction requirements of the Act. A substantial portion of the GHG emission reductions proposed to reach 1990 emission levels by 2020 are strategies to be taken by agencies other than CARB.

Pursuant to the requirements of AB 32 in June 2007, CARB adopted three discrete early action measures. These three new proposed regulations meet the definition of "discrete early action greenhouse gas reduction measures," which include the following: a low carbon fuel standard; reduction of HFC-134a emissions from non-professional servicing of motor vehicle air conditioning systems; and improved landfill methane capture. CARB estimates that by 2020, the reductions from those three discrete early action measures would be approximately 13 to 26 MMT CO2e. CARB evaluated over 100 possible measures identified by the CAT for inclusion in the list of discrete early action measures. On October 25, 2007 CARB gave final approval to the list of Early Action Measures, which includes nine discrete measures and 35 additional measures, all of which are to be enforceable by January 1, 2010 and which have the potential to reduce GHG emissions by at least 42 million metric tons of CO2e emissions by 2020, representing about 25 percent of the estimated reductions needed by 2020. After completing a comprehensive review and update process, CARB has approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO2E.

C. The Governor's Office of Planning and Research (OPR)

Senate Bill (SB) 97, signed in August 2007, acknowledges that climate change is an important environmental issue that requires analysis under CEQA. This bill directed OPR to prepare, develop, and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, by July 1, 2009. The Resources Agency adopted these guidelines on December 30, 2009. The guidelines were filed with the Secretary of State on February 16, 2010, and became effective on March 18, 2010.

Consistent with SB 97, on June 19, 2008, OPR released its Technical Advisory on CEQA and Climate Change, which was developed in cooperation with the Resources Agency, the CalEPA, and CARB. The Technical Advisory offers informal interim guidance regarding the steps lead agencies should take to address climate change until CEQA guidelines are developed pursuant to SB 97 on how State and local agencies should analyze, and when necessary, mitigate greenhouse gas emissions.

The Preliminary Draft CEQA Guideline Amendments for Greenhouse Gas Emissions were released for public review on January 8, 2009.[75]

On September 30, 2008, SB 375, Transportation, Land Use, and the California Environmental Quality Act, was signed into law. SB 375 focuses on housing and transportation planning decisions to reduce fossil fuel consumption and conserve farmlands and habitat, which are important to achieving AB 32 goals because GHG emissions associated with land use, which includes transportation, are the single largest sector of emissions in the State. Among other things, SB 375 provides incentives to locate housing developments closer to where people work and go to school, allowing them to reduce vehicle miles traveled every year and certain exemptions under CEQA law for projects that are proposed consistent with local plans developed under SB 375. On September 23, 2010 CARB adopted regional emissions targets for GHG reductions for automobiles and light trucks for 2020 and 2035 and requires the 18 Metropolitan Planning Organizations (MPO) to include Sustainable Communities Strategies (SCS) to achieve these targets in their Regional Transportation Plans (RTPs)

According to OPR, lead agencies should determine whether greenhouse gases may be generated by a proposed project, and if so, quantify or estimate the GHG emissions by type and source. Second, the lead agency must assess whether those emissions are individually or cumulatively significant. When assessing whether a project's effects on climate change are "cumulatively considerable" even though its GHG contribution may be individually limited, the lead agency must consider the impact of the project when viewed in connection with the effects of past, current, and probable future projects. Finally, if the lead agency determines that the GHG emissions from the project as proposed are potentially significant, it must investigate and implement ways to avoid, reduce, or otherwise mitigate the impacts of those emissions.[76]

D. South Coast Air Quality Management District

The SCAQMD adopted Rules 2700 – General, and 2701 - SoCal Climate Solutions Exchange in December 2008, and subsequently amended these rules on February 6, 2009. Rule 2700 includes definitions and a table for conversion to carbon dioxide equivalents (CO2E). Rule 2701 sets up the procedures for persons to generate greenhouse gas (GHG) emission reductions that follow pre-approved protocols.

In February 2009, the CARB adopted Rule 2702 – Greenhouse Gas Reduction Program. Rule 2702 includes mechanisms to recognize and quantify voluntary reductions, which follow certain protocols. Currently, there are three project protocols in these rules including forest and urban forest projects, and manure management.

These rules will be an option for companies to mitigate emissions from new projects under the California Environmental Quality Act (CEQA). Companies or individuals also could use these reductions to voluntarily offset their "carbon footprint."

E. Southern California Association of Governments (SCAG)

[75] State of California, Governor's Office of Planning and Research, CEQA Guidelines and Greenhouse Gases, 2009; http://www.opr.ca.gov/index.php?a=ceqa/index.html

[76] San Joaquin Valley Air Pollution Control District; Climate Change Action Plan, November 2008; p. 13; www.valleyair.org/ programs/ccap/capp%20staff%20report%202008nov12.pdf

SCAG is the MPO for the region including the City (and the Project Area). SCAG is the largest MPO in the nation, representing six counties, 190 cities and more than 19 million residents. With respect to the CARB automobile and light trucks targets adopted on September 23, 2010 pursuant to the requirements of SB 375 identified above, SCAG must incorporate the SCS, or an alternative planning strategy, into its RTP to achieve an eight percent reduction in per capita vehicle emissions within its jurisdiction by 2020 and a 13 percent reduction by 2035.[77] SCAG's plan is due to the State legislature and CARB in April 2012.[78]

THRESHOLDS OF SIGNIFICANCE

As directed by SB 97, the Natural Resources Agency adopted Amendments to the CEQA Guidelines for greenhouse gas emissions, among other things, on December 30, 2009. On February 16, 2010, the Office of Administrative Law approved the Amendments, which became effective on March 18, 2010. The following significance thresholds are identified as Greenhouse Gas Emissions significance thresholds in Appendix G of the CEQA Guidelines and are used here to assess the Project's potential impacts in this regard:

GREENHOUSE GAS EMISSIONS

Would the project:

a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

b. *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.*

IMPACTS

Given the currently predicted climate change effects for California, it is reasonably foreseeable that temperatures locally in Riverside County could increase over the course of this century by as much as 8-10 degrees Fahrenheit, which could lead to a possible decrease in potable water supply, habitat modification and/or loss, and impacts to sensitive plant and animal species, among other things. A climate change of this magnitude would not affect the City by an increase in sea level given its elevation and distance from the Pacific Ocean coastline; however warmer temperatures could significantly affect local electricity consumption during the summer months to meet cooling needs. Conversely, they may decrease the use of energy for space heating during the winter months. These are general long-term, cumulative impacts that could result from GHG emissions occurring around the world, across the State, and within the region, the City and the Project Area. Certain impact analyses are inherently local or cumulative in nature. Impacts related to an increase in greenhouse gases and subsequent climate change are nearly exclusively cumulative in nature. Conversely, some impacts, such as a CO hotspot analysis (air quality), are local in nature and generally affect only the immediate vicinity of the affected congestion.

[77] Although CARB conditionally approved a 13 percent reduction target for the year 2035 for its MPO region, SCAG has approved a 5-6 percent per capita reduction in 2035. The two agencies will meet to discuss various SCAG-recommended conditions aimed at State funding levels for transportation, especially transit.

[78] Southern California Association of Governments, "SCAG Pledges to Work with Air Resources Board on Greenhouse Gas Emissions Targets," September 23, 2010; http://www.scag.ca.gov/media/pdf/pressReleases/2010/PR011-SCAG-Pledges-WorkWith-ARB.pdf

In order to make a good faith attempt at identifying and quantifying GHG emissions in the Project Area, it is necessary to know what specific kinds of emissions-generating projects are being contemplated in order to calculate, estimate or model the amount of CO2 and other GHG emissions (including vehicular traffic and energy use) that will be generated.

No redevelopment projects have been identified for Agency participation in the Project Area, because no tax increment funds exist to fund such projects. However, it is possible, using Urbemis 2007 and Project Area 30-year buildout of General Plan land uses to generally estimate construction, area source and operational emissions, as shown in Section 2.4.1, Tables 11 and 12 above.

As discussed in Sections 1.8 and 2.2 above, while using the General Plan land use buildout scenario is the only way to estimate future growth in the Project Area, it is not always an accurate way. As in this case in the Project Area, General Plan buildout calculations produce a very high growth rate over the next 30 years (6.5 percent per year) even though, historically, the City's long-term growth has been very low, less than one percent per year over the last ten years. Given the current economic and housing conditions across the region, the State and the nation, it is unlikely that growth will occur at the rate projected by the General Plan buildout scenario; at least for the next ten years. Consequently, emissions estimates, such as those in Section 2.4.1, Tables 11 and 12 above, are also unlikely to be reasonably predictive.

Existing Project Area GHG emissions are estimated in Table 17. There are currently no developed commercial or light industrial land uses in the Project Area (See Section 2.1, Figure 3, Existing Land Use Map, above).

TABLE 17
EXISTING 2010 PROJECT AREA CARBON DIOXIDE EQUIVALENT (CO2E) EMISSIONS

Type of Use & Emission Source	Project Area Energy Use	Emissions Factor	CO2e Emissions (per Year)	CO2e Emissions (Metric Tons/Year)
Electricity				
Carbon Dioxide (CO_2)	5,482 MWh[1]	724.12 lbs/MWh[2]	3,969,626 lbs	1,801 $MtCO_2e$[3]
Methane (CH_4)	5,482 MWh	0.0302 lbs/MWh[2]	196 lbs	0.09 $MtCO_2e$
Nitrous Oxide (N_2O)	5,482 MWh	0.0081 lbs/MWh[2]	44 lbs	0.02 $MtCO_2e$
Natural Gas[4]				
Carbon Dioxide (CO_2)	29,570 MMBtu	53.06 kg/MMBtu[5]	1,568,984 kg	1,569 $MtCO_2e$
Methane (CH_4)	29,570 MMBtu	0.005 kg/MMBtu[6]	148 kg	0.15 $MtCO_2e$
Nitrous Oxide (N_2O)	29,570 MMBtu	0.001 kg/MMBtu[6]	29.6 kg	0.03 $MtCO_2e$
Total Operational (Vehicle) and Area Source Emissions (Mitigated)[7]				
Carbon Dioxide (CO_2)	9,886 tons	1.0[8]	9,886 tons	8,968 $MtCO_2e$
			TOTAL EXISTING ANNUAL GREENHOUSE GAS EMISSIONS	12,338 $MtCO_2e$

[1] See Section 2.5, Table 20, Estimated Existing Project Area Energy Consumption. 1,000 kWh equals 1 MWh (megawatt hour). Numbers not exact due to rounding.
[2] California Climate Action Registry (CCAR), General Reporting Protocol, Ver. 3.1 (GRP 3.1), Appendix C, Table C.2, Emissions Factors for Electricity Use, January 2009, p. 95.
[3] Mt (Metric ton) equals 2204.62 lbs.
[4] See Section 2.5, Table 20, Estimated Existing Project Area Energy Consumption. One therm equals 0.1 Million British Thermal Units. CCAR, GRP 3.1, Table III.8.1, Conversion Factors for Stationary Combustion Calculations, p. 49.
[5] CCAR, GRP 3.1, Appendix C, Table C.7, Emissions Factors for Stationary Combustion, p. 101. 1,000 kg equals 1 metric ton (Mt)
[6] CCAR, GRP 3.1, Appendix C, Table C. 8, Methane and Nitrous Oxide Emissions Factors for Stationary Combustion by Fuel Type and Sector, p. 103.
[7] Urbemis 2007, Ver.9.2.4 Combined Annual Emissions Report: Area Source and Operational (vehicle) emissions. See Table 1 herein.
[8] CCAR, GRP 3.1, Appendix C, Table C.1, Converting Mass Estimates to Carbon Dioxide Equivalent, GWP (SAR, 1996), p. 94.

Source: Urban Futures Inc., August 2010

Based on General Plan residential, commercial and light industrial buildout (including construction emissions), the Project Area could consume 76,196,536 kilowatt hours (kWh) of electricity and 2,043,223 therms of natural gas annually as shown in Section 2.5, Energy, Table 21, Estimated 2040 Project Area Energy Consumption, herein. Table 18, below, shows the CO2e in metric tons per year for projected General Plan buildout, indirect energy consumption (electricity and natural gas) emissions, and direct operation (vehicle) and area source emissions in the Project Area. These projections are based on total electricity and natural gas usage calculated to reflect the 2221 total households and 2,690,217 sq.ft. of commercial/light industrial space in the Project Area at General buildout (see Section 1.8, Table 1 and Section 2.5, Table 21, Estimated 2040 Project Area Energy Consumptions, herein).

TABLE 18
PROJECTED 2040 PROJECT AREA CARBON DIOXIDE EQUIVALENT (CO2E) EMISSIONS

Type of Use & Emission Source	Project Area Energy Use	Emissions Factor	CO2e Emissions (per Year)	CO2e Emissions (Metric Tons/Year)
Electricity				
Carbon Dioxide (CO_2)	76,197 MWh[1]	724.12 lbs/MWh[2]	55,175,772 lbs	25,027 $MtCO_2e$[3]
Methane (CH_4)	76,197 MWh	0.0302 lbs/MWh[2]	2,301 lbs	1.04 $MtCO_2e$
Nitrous Oxide (N_2O)	76,197 MWh	0.0081 lbs/MWh[2]	617 lbs	0.28 $MtCO_2e$
Natural Gas[4]				
Carbon Dioxide (CO_2)	204,332 MMBtu	53.06 kg/MMBtu[5]	11,496,526 kg	11,497 $MtCO_2e$
Methane (CH_4)	204,332 MMBtu	0.005 kg/MMBtu[6]	1,022 kg	1.02 $MtCO_2e$
Nitrous Oxide (N_2O)	204,332 MMBtu	0.001 kg/MMBtu[6]	204 kg	0.2 $MtCO_2e$
Total Operational (Vehicle) and Area Source Emissions,Mitigated[7]				
Carbon Dioxide (CO_2)	170,431 tons	1.0[8]	170,431 tons	154,612 $MtCO_2e$
Construction Emissions, Mitigated (Amortized over 30 years)[9]				
Carbon Dioxide (CO_2)	11,910 tons	1.0	11,910	10,805 $MtCO_2e$
TOTAL EXISTING ANNUAL GREENHOUSE GAS EMISSIONS				201,944 $MtCO_2e$

[1] See Section 2.5, Table 20, Estimated Existing Project Area Energy Consumption. 1,000 kWh equals 1 MWh (megawatt hour). Numbers not exact due to rounding.
[2] CCAR, GRP 3.1, Table C-2, Emissions Factors for Electricity Use, Appendix C, Table C.2, p. 95.
[3] Mt (Metric ton) equals 2204.62 lbs.
[4] See Section 2.5, Table 20, Estimated Existing Project Area Energy Consumption. One therm equals 100 cubic feet of natural gas.
[5] CCAR, GRP 3.1, Appendix C, Table C.7, Emissions Factors for Stationary Combustion, p. 101,. 1,000 kg equals 1 metric ton
[6] CCAR, GRP 3.1, Appendix C, Table C.8, ethane and Nitrous Oxide Emissions Factors for Stationary Combustion.
[7] Urbemis 2007 Ver. 9.2.4, Combined Annual Emissions Report: Area Source and Operational (vehicle) emissions.
[8] CCAR, GRP 3.1., Appendix C, Table C.1, Converting Mass Estimates to Carbon Dioxide Equivalent, GWP (SAR, 1996), p. 94.
[9] SCAQMD, Interim GHG Significant Threshold Staff Proposal, Chapter 3, Table 3-4, Comparison of CARB's and AQMD's Interim GHG Significance Thresholds Approaches; October 2008. The SCAQMD's approach, although "not recommended at this time," calls for construction emissions to be amortized over 30 years and added to operational GHG emissions (p.3-18).

Source: Urban Futures Inc., August 2010

The projections in Table 18 above make no adjustments for future energy conservation, new green building standards, cleaner fuels, improved design, purchase of offset credits, alternative technologies, or for the many regulations, programs and strategies that are coming on line now and will continue to evolve in the future. While it is likely that CO2e emissions will be lower than those projected in Table 18 above, the scope of the reductions cannot be predicted.

Project Area CO2e emissions in the year 2040 are projected to be as much as 189,606 metric tons higher than existing emissions, based on the General Plan buildout scenario. This represents an increase over existing CO2e emissions of about 1,536 percent over the 30-year life of the Redevelopment Plan, or an average increase of 9.77 percent/year for 30 years.[79].

CARB's adopted GHG reduction target is to achieve 1990 CO2e emissions levels by the year 2020, reducing CO2e emissions by 174 million metric tons (MMt), followed by its further goal to reduce emissions to 80 percent below 1990 levels by the year 2050. Given the Project Area's current small carbon footprint (see Table 17), and the expectation of a continued struggling economy, low job growth and currently

[79] This assumes that the amount of growth each year is equal to every other year.

inadequate Project Area infrastructure, it is reasonable to conclude that the Project Area's contribution to the current GHG inventory will be less than the average amount at best over the next five to ten years, or until 2020. In the short term, the Project Area's CO2e emissions are therefore projected to be a less than significant impact.

Greenhouse gas and global climate change impacts are the result of many interrelated regional changes, and thus the significance of the proposed Project's impact is only apparent when considered in conjunction with these wider development patterns, and the economic pattern in the communities surrounding the City, all of which are equally grim. Unemployment in the area is high, as it is across the State. The housing boom-bust cycle has led to many partially completed, abandoned, and foreclosed development projects, both residential and commercial, which are suffering from blighting conditions as a result further affecting area economic conditions adversely.

On December 5, 2008 the SCAQMD adopted a proposed Draft Guidance Document entitled Interim CEQA Greenhouse Gas (GHG) Significance Threshold Table 3-4. Comparison of CARB's and AQMD's Interim GHG Significance Thresholds Approaches, as shown in Table 19 below, demonstrates CARB's and the SCAQMD's tiered approaches to assessing GHGs. CARB has set thresholds for Stationary/Industrial Sector Projects of less than 7,000MtCO2e per year per site-specific project without construction emissions; SCAQMD's threshold is less than 10,000 MtCO2e, but includes construction emissions. For residential projects CARB has not yet set a numeric site-specific threshold, while the SCAQMD's threshold states, "Project is <3,000 MtCO2eq/yr & exceeds Title 24 Energy Efficiency Standards by X%,…" In other words, a site-specific project must meet both criteria; it must generate less that 3,000 MtCO2e per year and it must exceed Title 24 Energy Standards by a to-be-determined percentage. The SCAQMD's recommendation is not final at this time but these proposed interim thresholds are an indication of at what point individual site-specific project GHG emissions become significant. Since no individual site-specific projects are proposed as part of the Plan at this time, it is not possible to compute such projects' specific impacts.

Cumulative impacts are the collective impacts of one or more past, present, and future projects, that, when combined, result in adverse changes to the environment. When the adverse change is substantial, the cumulative impact is considered significant. The cumulative project list for this issue (global climate) comprises anthropogenic (i.e., man-made) GHG emission sources across the entire globe. No project alone would cause any noticeable incremental change to the global climate.

However, legislation and executive orders on the subject of climate change in California have established a Statewide context for GHG emissions, and an enforceable Statewide cap on GHG emissions. Given the nature of environmental consequences from GHGs and global climate change, CEQA requires the evaluation of the cumulative impacts of GHGs.

Even relatively small (on a global basis) additions need to be considered, and small contributions to this cumulative impact (from which significant effects are occurring and are expected to worsen over time) may be potentially considerable.

Implementation of the proposed Project would substantially increase emissions of CO2e in 2040 over existing (2010) conditions. This increase in GHG emissions would

be inconsistent with State efforts to reduce greenhouse gas emissions. This impact is considered to be cumulatively considerable.

TABLE 19
COMPARISON OF CARB'S AND AQMD'S INTERIM GHG SIGNIFICANCE THRESHOLDS APPROACHES

	STATIONARY/INDUSTRIAL SECTOR PROJECTS		RESIDENTIAL/COMMERCIAL SECTOR PROJECTS	
	CARB	AQMD	CARB	AQMD (Not Recommended at this Time)
Policy Objective	Capture 90% of statewide stationary project emissions	Capture 90% of district wide GHG emissions (industrial)	Capture X% of statewide residential/commercial project emissions	Capture 90% of district wide residential/commercial project GHG emissions
Exemption	Apply applicable exemption	Apply applicable exemption	Apply Applicable Exemption	Apply Applicable Exemption
Regional GHG Reduction Plan	N.A.	Project Consistent with Applicable GHG Reduction Plan with GHG inventorying, monitoring, enforcement, etc.	Project Consistent with Applicable GHG Reduction Plan with GHG inventorying, monitoring, enforcement, etc.	Project Consistent with Applicable GHG Reduction Plan with GHG inventorying, monitoring, enforcement, etc.
Thresholds	Project < 7,000 MTCO2eq/yr & meets construction & transportation performance standards	GHG emissions from industrial project is < 10,000 MTCO2eq/yr, includes construction emissions amortized over 30 years & added to operational GHG emissions	Project meets construction & operation performance standards, e.g., energy, water use, waste & transportation & < X MTCO2eq/yr	Project is < 3,000 MTCO2eq/yr & exceeds Title 24 Energy Efficiency Standards by X%, if applicable – construction emissions amortized over 30 years & added to operational GHG emissions
Performance Standards	See above	NA	See above	3 Compliance Options: 1) Reduce GHG emissions 30% below BAU; 2) Early Implement AB 32 Measure; 3) Comply with Performance Standard
Offsets	Offsite substitution allowed	Implement offsite mitigation for life of project, i.e., 30 years, with mitigation preference	Offsite substitution allowed	Implement offsite mitigation for life of project, i.e., 30 years with mitigation preference
Determination	GHG emissions significant, EIR is prepared, if meeting none of the above	GHG emissions significant, EIR is prepared, if meeting none of the above	GHG emissions significant, EIR is prepared, if meeting none of the above	GHG emissions significant, EIR is prepared, if meeting none of the above

Source: State of California Air Resources Board, Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008, p. 3-18

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MITIGATION MEASURES

Because Project Area emissions of GHG associated with General Plan buildout are considered cumulatively significant, even though short-term impacts are less than significant, mitigation to reduce such emissions is necessary due to long-term impacts.

Mitigation measures to reduce air pollutant emissions (see See Section 2.4.1, Mitigation Measures, Measures AQ 1 through AQ 10 above) can be expected to result in decreases in the total amount of GHG emissions that may otherwise be associated with a site-specific project. CO2 emissions are typically associated with fuel use, particularly for mobile sources. Mitigation actions that increase energy efficiency and decrease fuel use (such as use of alternative energy resources, increased mass transit, shift to cleaner and more fuel-efficient replacement engines, and live/work mixed-use projects) would be expected to substantially reduce CO2 emissions that would otherwise be associated with a site-specific project. Use of SCAQMD Regulation XVI Mobile Source Emission Reduction Credits and Rule 2202 offset fees applicable to new development or direct offset of quantified air pollution emissions will also act to reduce GHG, as methodologies for measuring and quantifying such emissions are refined and made available.

General Plan and SummerWind Ranch Specific Plan air quality and resource management goals, policies and implementation programs and the JP Ranch EIR mitigation measures, promulgated to address air quality emissions and resource conservation (see Section 2.4.1, Table 13), will also serve to lessen the impacts on GHGs, as will federal, State and regional regulations, standards and programs, both ongoing and future.

In addition to the mitigation incorporated above, the following mitigation measures are recommended as a condition of Redevelopment Plan Adoption:

GG-1: All Agency implementation projects shall comply with all applicable plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases, as currently exist and as may be amended in the future.

GG-2: The Agency shall encourage rehabilitation and reuse of buildings whenever appropriate and feasible to reduce waste, conserve resources and energy, and decrease construction costs of projects in which the Agency participates.

GG-3: As feasible, the Agency shall Incorporate green building practices into the planning, design, construction, management, renovation, operations, and demolition of all facilities that are constructed, owned, managed, or financed by the Agency.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

CEQA Guidelines Section 15064, subdivision (i)(3), provides that the incremental contribution may not be cumulatively considerable “if the project will comply with requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem" (e.g., air quality plan, GHG Reduction Plan) within the geographic area in which the project is located.” With respect to conflicts with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions, the Redevelopment Plan will have a less than significant impact with the incorporation of the above mitigation measures.

However, even though implementation of the Redevelopment Plan will be generally consistent with current State measures to reduce greenhouse gas emissions, due to the expected substantial increase in GHG emissions resulting purely from the growth associated with General Plan buildout in the Project Area, this impact remains cumulatively considerable and is considered significant and unavoidable.

As development/redevelopment in the Project Area is limited to those uses and densities permitted under the General Plan and SummerWind Ranch Specific Plan, it is reasonable to conclude that cumulative impacts with respect to greenhouse gas emissions will occur, which is a potentially significant impact. There is a potential, albeit presently inestimable, significant impact with respect to GHG emissions and climate change due to impacts from related growth under the General Plan and SummerWind Ranch Specific Plan, combined with that of the surrounding City and the larger regional area.

All proposed Agency-assisted projects, as well as non-Agency-assisted projects, must meet development densities and intensities permitted in the Project Area as set forth by the General Plan and SummerWind Ranch Specific Plan, and must comply with emission standards and rules, as may amended, which are regulated and controlled principally through the SCAQMD. The Redevelopment Plan does not establish land use policies in the City, nor does it promulgate local zoning regulations. The Redevelopment Plan's role is to facilitate, through tax increment financing, the ultimate implementation of the City's General Plan by addressing blighting conditions in the Project Area.

Even with the implementation of General Plan policies and programs (see Section 2. 4.1, Table 13, above) and the recommended Air Quality, Greenhouse Gas/Climate Change and Energy Conservation mitigation measures provided in this Program EIR, the City's potential carbon footprint is expected to significantly grow through General Plan buildout in the Project Area based on planned City growth. As a result, the Project is inconsistent with AB 32's goal of reducing GHG emissions by 2050 to below 1990 levels. This impact is considered cumulatively considerable, significant and unavoidable.

2.5 BIOLOGICAL RESOURCES

This section describes the plant and animal species within the Project Area, discusses relevant policies, and examines potential impacts on plant, wildlife, and wetland habitats and on rare, threatened, or endangered species that could result from implementation of the Redevelopment Plan. Biological information contained within existing documentation, such as the General Plan EIR, was analyzed for its relevance to habitats and potential impacts of the Plan. Special-status plant and animal species that could occur within the vicinity of the Project Area were identified from lists collated by the United States Fish and Wildlife Service (USFWS), California Natural Diversity Data Base (CNDDB), and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California (CNPS).

A response to the Notice of Preparation was received from the Riverside Land Conservancy (RLC), to wit: the RLC owns 358 acres adjacent to the Project Area (Subarea C), identifies the conservation values of its adjacent property, and reserves comment for the Draft EIR. The RLC offers no specific detail about the scope and content of the environmental analysis of the Program EIR, and it does not identify environmental issues, reasonable alternatives or

mitigation measures to be explored in the Program EIR for the Project as provided CEQA Guidelines Section 15082(b)(1)(A). The RLC does not identify itself a responsible or trustee agency for the Project. See Appendix E, Comments Received in Response to the NOP.

EXISTING CONDITIONS

The local setting can best be described as a mixture of semirural, suburban, and underdeveloped landscapes. The City of Calimesa is divided into eastern and western portions by Interstate 10 (I-10). The western portion has a rural feel, with increasingly sparse development heading west from the freeway. The eastern portion is more developed and has a light suburban feel to it, but it also becomes less developed to the southeast away from I-10. I-10 provides uninterrupted views of the surrounding rolling terrain, valley floors, and panoramic vistas of the more distant San Bernardino and San Jacinto Mountains.

The City's terrain gently slopes toward San Timoteo Creek in the southwestern area of the City. The undeveloped areas of the City are made up of ridgelines, foothills, canyons, ravines, and valleys.

The Project Area contains a total of 1,143 acres, comprised of three subareas, identified as Subareas A through C as shown in Figure 2 herein. The Project Area consists of developed, improved, previously urbanized, vacant and rights of way land uses (see Section 2.1, Table 2 above), and it is surrounded by settings generally ranging from urban to rural in character.

Special-status species are those plants and animals that, because of their acknowledged rarity or vulnerability to various causes of habitat loss or population decline, are recognized in some fashion by federal, State, or other agencies as deserving special consideration. According to records maintained by the United States Fish and Wildlife Service and the California Department of Fish and Game, several locations within the City Planning Area are considered both known and potential habitat for several special status plant and animal species.

The California Natural Diversity Database lists the following 28 species of concern which have been, are or have the potential to be located in the U.S. Geological Survey's El Casco 7.5' quadrangle, which includes the City's larger planning area:[80]

[80] State of California, Department of Fish & Game, CNDDB Species for El Casco Quadrangle, 2010; http://imaps.dfg.ca.gov/viewers/cnddb_quickviewer/app.asp. SSC is defined by the California Department of Fish & Game as "Species of Special Concern; WL is defined by the DFG as "Watch List." 1B.1 is defined by the California Native Plant Society as "Plants Rare, Threatened, or Endangered in California and Elsewhere"; and 1B.2 is defined as "Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere."

Scientific Name	Common Name	FED STATUS	CAL STATUS	DFG STATUS	CNPS LIST
Spea hammondii	western spadefoot	None	None	SSC	
Plegadis chihi	white-faced ibis	None	None	WL	
Accipiter cooperii	Cooper's hawk	None	None	WL	
Athene cunicularia	burrowing owl	None	None	SSC	
Empidonax traillii extimus	southwestern willow flycatcher	Endangered	Endangered		
Eremophila alpestris actia	California horned lark	None	None	WL	
Vireo bellii pusillus	least Bell's vireo	Endangered	Endangered		
Aimophila ruficeps canescens	So. California rufous-crowned sparrow	None	None	WL	
Agelaius tricolor	tricolored blackbird	None	None	SSC	
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None	None	SSC	
Perognathus longimembris brevinasus	Los Angeles pocket mouse	None	None	SSC	
Dipodomys stephensi	Stephens' kangaroo rat	Endangered	Threatened		
Chaetodipus fallax	northwestern San Diego pocket mouse	None	None	SSC	
Onychomys torridus ramona	southern grasshopper mouse	None	None	SSC	
Phrynosoma blainvillii	coast horned lizard	None	None	SSC	
Aspidoscelis hyperythra	orangethroat whiptail	None	None	SSC	
Aspidoscelis tigris stejnegeri	coastal whiptail	None	None		
Southern Coast Live Oak Riparian Forest	So. Coast Live Oak Riparian Forest	None	None		
So. Cottonwood Willow Riparian Forest	So. Cottonwood Willow Riparian Forest	None	None		
Centromadia pungens ssp. laevis	smooth tarplant	None	None		1B.1
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None	None		1B.1
Trichocoronis wrightii var. wrightii	Wright's trichocoronis	None	None		2.1
Symphyotrichum defoliatum	San Bernardino aster	None	None		1B.2
Atriplex coronata var. notatior	San Jacinto Valley crownscale	Endangered	None		1B.1
Nama stenocarpum	mud nama	None	None		2.2
Chorizanthe parryi var. parryi	Parry's spineflower	None	None		1B.1
Dodecahema leptoceras	slender-horned spineflower	Endangered	Endangered		1B.1
Calochortus plummerae	Plummer's mariposa-lily	None	None		1B.2

APPLICABLE PLANS AND REGULATIONS

Federal and State Regulations

Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973, as amended, was promulgated to protect and conserve any species of plant or animal that is endangered or threatened with extinction and the habitats in which these species are found. Section 4(a) of the FESA requires that critical habitat be designated by the U.S. Fish and Wildlife Service (USFWS) "to the maximum extent prudent and determinable, at the time a species is determined to be endangered or threatened." Critical habitat is formally designated by USFWS to provide guidance for planners/managers and biologists with an indication of where suitable habitat may occur and where high priority of preservation for a particular species should be given.

"Take" of endangered species is prohibited under Section 9 of the FESA. "Take," as defined under the FESA, means to "harass, harm, pursue, hunt, wound, kill, trap, capture, collect, or attempt to engage in any such conduct." Section 7 of the FESA requires federal agencies to consult with the USFWS on proposed federal actions that may affect any endangered, threatened or proposed (for listing) species or critical habitat that may support the species. Section 10 of the FESA provides the regulatory mechanism that allows the incidental take of a listed species by private interests and nonfederal government agencies during lawful activities. Habitat conservation plans (HCPs) for the impacted species must be developed in support of incidental take permits for nonfederal projects to minimize impacts to the species and develop viable mitigation measures to offset the unavoidable impacts.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 is the domestic law that affirms or implements the United States' commitment to four international conventions with Canada, Japan, Mexico, and Russia for the protection of shared migratory bird resources. The MBTA governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. It prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. As with the FESA, the act also authorizes the Secretary of the Interior to issue permits for take. The procedures for securing such permits are found in Title 50 of the Code of Federal Regulations, together with a list of the migratory birds covered by the act. This law is generally protective of migratory birds but does not actually stipulate the type of protection required. USFWS administers permits to take migratory birds in accordance with the regulations promulgated by the MBTA. Nesting raptors, such as red-tailed hawks and burrowing owls, are protected under the MBTA. In common practice, USFWS places restrictions on disturbances allowed near active raptor nests.

Clean Water Act, Section 404

The U.S. Army Corps of Engineers (ACOE) regulates discharges of dredged or fill material into waters of the U.S. (including wetlands and non-wetland bodies of water that meet specific criteria). Pursuant to Section 404 of the federal Clean Water Act (CWA) (33 USC 1344), a permit is required for any filling or dredging within waters of the U.S. The permit review process entails an assessment of potential adverse impacts to ACOE wetlands and jurisdictional waters, wherein the ACOE may require mitigation measures. Where a federally

listed species may be affected, a Section 7 consultation with USFWS may be required. If there is potential for cultural resources to be present, Section 106 review may be required. In addition, where a Section 404 permit is required, a Section 401 Water Quality Certification would also be required from the Regional Water Quality Control Board (RWQCB).

Clean Water Act, Section 401

Section 401(a)(1) of the CWA specifies that any applicant for a federal license or permit to conduct any activity that may result in any discharge into navigable waters shall provide the federal permitting agency with a certification from the state in which the discharge originates, and that any such discharge shall comply with the applicable provisions of the CWA. In California, the applicable RWQCB must certify that the project will comply with water quality standards. Permits requiring Section 401 certification include ACOE Section 404 permits and National Pollutant Discharge Elimination System (NPDES) permits issued by the Environmental Protection Agency (EPA) under Section 402 of the CWA.

California Fish and Game Code, Section 1600

Section 1600 et seq. of the California Fish and Game Code requires that a project proponent notify the California Department of Fish and Game (DFG) of any proposed alteration of streambeds, rivers, or lakes. The intent is to protect habitats that are important to fish and wildlife. DFG may review a project and place conditions on the project as part of a Streambed Alteration Agreement.

The conditions are intended to address potentially significant adverse impacts within DFG's jurisdictional limits.

California Endangered Species Act

The California Endangered Species Act (CESA) (Fish and Game Code §§ 2050 et seq.) generally parallels the main provisions of the Federal Endangered Species Act and is administered by the DFG. Its intent is to prohibit "take" and protect state-listed endangered and threatened species of fish, wildlife, and plants. Unlike its federal counterpart, CESA also applies the take prohibitions to species petitioned for listing (state candidates). Under certain conditions, CESA has provisions for take through a 2081 permit or Memorandum of Understanding. Sections 2081(b) and (c) of CESA allows CDFG to issue an incidental take permit for a state listed threatened and endangered species only if specific criteria are met (see Title 14 CCR, Sections 783.4[a] and [b]), including measures to minimize take of the species and fully mitigate the impacts caused by the take. The terms and conditions of the permit are determined by DFG and must ensure that the issuance criteria are met. Sections 1901 and 1913 of the state Fish and Game Code provide that notification is required prior to disturbance.

CEQA Guidelines Section 15380

Although threatened and endangered species are protected by specific federal and State statutes, CEQA Guidelines section 15380(b) provides that a species not listed on the federal or State list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or

endangered plants or animals. This section was included in the Guidelines primarily to deal with situations in which a public agency is reviewing a project that may have a significant effect on, for example, a "candidate species" that has not yet been listed by either the USFWS or CDFG. Thus, CEQA provides an agency with the ability to protect a species from a project's potential impacts until the respective government agencies have an opportunity to designate the species as protected, if warranted.

Regional Resource Planning

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multijurisdictional HCP focusing on conservation of species and their associated habitats in Western Riverside County. This plan is one of several large, multijurisdictional habitat-planning efforts in southern California with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. The MSHCP will allow Riverside County and its cities to better control local land-use decisions and maintain a strong economic climate in the region while addressing the requirements of the state and federal ESAs.

The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the FESA of 1973, as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The MSHCP allows the participating jurisdictions to authorize "take" of plant and wildlife species identified within the plan area.

The USFWS and CDFG have authority to regulate the take of threatened, endangered, and rare species. Under the MSHCP, the wildlife agencies have granted "take authorization" for otherwise lawful actions—such as public and private development that may incidentally take or harm individual species or their habitat outside of the MSHCP conservation area—in exchange for the assembly and management of a coordinated MSHCP conservation area.

The MSHCP is a "criteria-based plan" and does not rely on a hard-line preserve map. Instead, within the MSHCP Plan Area, the MSHCP reserve will be assembled over time from a smaller subset of the Plan Area referred to as the Criteria Area. The Criteria Area consists of Criteria Cells (Cells) or Cell Groupings, and flexible guidelines (Criteria) for the assembly of conservation within the Cells or Cell Groupings have been developed for each Cell/Cell Grouping. Cells and Cell Groupings also may be included within larger units known as Cores, Linkages, or Habitat Blocks.

The Project Area is located within The Pass Area Plan of the MSHCP; specifically, portions of Subarea B (part of the now-delayed Mastercraft and JP Ranch development projects) are identified as being part of Criteria Cells 407 and 410. As described in Section 2.1 Land Use/Planning of this Program EIR, the City Council approved and adopted the MSHCP and the implementing Agreement, established procedures and requirements for MSHCP implementation, and entered into a Memorandum of Understanding with the County by its Resolution No. 2004-10 on February 19, 2004, entitled, Western Riverside County Multiple Species Habitat Conservation Plan Implementation Policy. By Ordinance No. 212, adopted March 15, 2004, the City Council made findings and determinations and adopted local development mitigation fees to ensure new development pays its fair share of the costs of acquiring and preserving vegetation communities and natural areas within the City and the region which are known to support plant and wildlife specifies covered by the MSHCP.[81] At

[81] City of Calimesa, Municipal Code Chapter 16.05, Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Ord.212 § 1, 2004; Code 1990 § 16.16.01)

the same time, the City Council informally identified its own Wildlife Corridor Plan as that of the MSHCP.

Local Planning

The City of Calimesa General Plan outlines specific implementation actions for the protection of biological resources in the conservation, open space, and recreation elements of the General Plan. These measures include the requirement for biological surveys prior to development; consultation with appropriate state and federal agencies; encouraging developers to preserve sensitive biological resources; preventing disturbance of sensitive habitat along trails and bikeways, and restricting off-road vehicle use; and, identifying natural habitats and ecologically sensitive areas in its biological resource map.

THE GENERAL PLAN

Policies and implementation programs in the General Plan that have been developed to protect biological resources are:

- Land Use Element Polices

  5.3 Graded areas shall be re-vegetated with native plants compatible to the area to prevent erosion.

  5.4 Development shall be prohibited in areas containing sensitive biological resources and habitats, cultural resources, groundwater recharge areas, and prominent ridgelines, unless adequate protection and/or preservation is provided.

  5.6 On a property or contiguous properties, which are proposed for development and have an average slope of 25 percent or greater, minimum lot sizes may be reduced below those required by the general plan and the zoning in order to: i) preserve steep slope areas; ii) avoid known faults and landslides; iii) preserve significant biological and drainage areas; and iv) add open space to existing contiguous open space lands. In no case, shall development densities on the entire property exceed the general plan land use designation.

- Circulation Element Policy

  2.1 Design transportation improvements, which are compatible with the natural environment. Xeriscape and drought tolerant landscaping techniques should be used for all parkway and median plantings. Reclaimed water should be used for irrigation purposes.

- Resource Management Goal and Policies

  1.4 Promote the use of drought tolerant landscaping in new developments, encourage the replacement of existing water consumptive landscaping and review new agricultural uses for water demand.

  GOAL 3: Conserve and protect significant stands of mature trees, native vegetation, and wildlife habitat within the planning area.

  3.1 Conserve and protect important plant communities and wildlife habitats, such as riparian areas, wetlands, oak woodlands and other significant tree stands, and rare or endangered plant/animal species by using buffers, creative site planning, re-vegetation and open space easements/dedications.

3.2 Encourage the planting of native species of trees and other drought-tolerant vegetation.

3.3 In areas that may contain important plant and animal communities, require developments to prepare biological assessments identifying species types and locations and develop measures to preserve sensitive species to the maximum extent possible.

3.4 Allow new development to remove only the minimum natural vegetation and require the re-vegetation of graded areas with native plant species.

3.5 Work with state, federal and local agencies in the preservation of sensitive vegetation and wildlife in the City.

3.6 Protect and maintain sensitive biological habitats by limiting urban development and restricting off-road vehicle use in these areas.

7.3 In accordance with the Federal and State Endangered Species Acts, protect and preserve open space areas, which serve as endangered plant and animal species habitats and land containing unique geographic features, through acquisition, dedication or other means of preservation.

The City of Calimesa General Plan outlines specific implementation actions for the protection of biological resources in the conservation, open space, and recreation elements of the General Plan. These measures include the requirement for biological surveys prior to development; consultation with appropriate state and federal agencies; encouraging developers to preserve sensitive biological resources; preventing disturbance of sensitive habitat along trails and bikeways, and restricting off-road vehicle use; and, identifying natural habitats and ecologically sensitive areas in its biological resource map.

In addition, the City has an adopted Oak Tree, Oak Woodlands Preservation and Protection Ordinance, the purpose of which is "to retain the great historical and environmental value of the City's oak trees" and preserve oak "woodland habitats and individual native oak trees to the maximum extent feasible." Therefore, "an arborist's or biologist's report will be needed if impacts to oak trees would result from" a project proposed "in any zone within the City." Furthermore, the current ordinance states that "any person who owns, controls, has custody or possession of any real property, in any zone within the City that is improved or has been approved for development, or which is part of or associated with the City approved development of another piece of property, such as any parcel to be maintained as permanent open space or for recreational purposes, shall take no action which will permanently damage the health or condition of the tree or woodland." (City Municipal Code, Section 18.80.080)

The General Plan EIR Exhibit B found that General Plan buildout across the planning area could have an adverse effect on existing biological resources, leading to the loss of native plant and animal communities through urban development. Such impacts would include the removal of native vegetation, destruction of wildlife habitats, and the disturbance of sensitive species throughout the City planning area. These impacts could be reduced, but remained significant due to the high presence of numerous sensitive species in the area. As part of its adoption of the General Plan, the City Council therefore adopted a Statement of Overriding Considerations, making the determination that the remaining environmental effects on habitats, sensitive animal, and plant species that cannot be wholly mitigated to insignificant

levels are acceptable when compared with the benefits that would occur from General Plan adoption.[82]

SUMMERWIND RANCH EIR MITIGATION MEASURES

With respect to the SummerWind Ranch Specific Plan, which is applicable to much of Subarea C of the Project Area, the SummerWind Ranch EIR provides the following mitigation measures:

MM-BR1 Permanent direct impacts to 99.3 acres of coastal sage scrub will be offset by compliance with the mitigation requirements listed under the Multiple Species Habitat Conservation Plan (MSHCP). These requirements include on-site preservation of coastal sage scrub habitat. The proposed plan preserves all of the coastal sage scrub habitat on the project site that is within Criteria Cells, which includes approximately 135.4 acres of coastal sage scrub habitat.

MM-BR2 Mitigation requirements to minimize permanent direct impacts to 20.8 acres of oak woodlands would involve actions prior to and during construction:

- Prior to issuance of grading permits, on-site preservation shall be implemented in compliance with MSHCP standards for Criteria Area Cells and implementation of an oak tree planting and restoration plan. Approximately 129.6 acres of oak woodland habitat would be preserved on site.

- During construction, oak trees shall be planted from container stock as well as from acorns collected on the site to ensure that the regenerated oak seedlings will have the best genetic adaptation for the SummerWind Ranch development. The Applicant will plant 976 oak trees using a combination of 50 percent acorns and 50 percent deep one-gallon containers as mitigation for the removal of up to 236 oak trees. The planting program reduces the impact of loss of oak woodland and oak trees to less than significant.

MM-BR3 Mitigation requirements to offset permanent direct impacts to 0.3 acres of riparian woodlands would include on-site or off-site habitat creation or enhancement. Regulatory agencies will establish appropriate mitigation ratios in accordance with their policy of no net loss of riparian and wetland values.

MM-BR4 Mitigation recommendations for potential permanent impacts to vegetation communities will be satisfied by applying a native seed mix in the bare areas that are not subject to slope restoration after construction is complete to minimize the potential for exotic species introductions. The native seed mix shall be as specified by a qualified biologist/restoration specialist. In jurisdictional areas, seed mixes should be approved by the appropriate regulatory agency.

MM-BR5 Mitigation requirements to offset permanent direct impacts to jurisdictional wetlands will be met by a combination of wetland creation, restoration, or enhancement. The mitigation site should be preserved at a suitable area near the impact area. Mitigation requirements for permanent impacts to jurisdictional wetlands resulting from project-related construction would be determined during

[82] City of Calimesa, City Council Resolution 94-5, Exhibit "A" Statement of Overriding Considerations for the Proposed Calimesa General Plan, April 4, 1994.

the regulatory agency permit process at mitigation ratios consistent with the policy of no net loss of wetland values.

MM-BR7 Mitigation requirements for permanent direct impacts to ephemeral and intermittent drainages would require habitat creation, enhancement or restoration, and preservation at a location approved by the resource agencies through the permitting process.

MM-BR8 Mitigation recommendations for potential permanent indirect impacts to wetland habitats will be satisfied by implementation of a Habitat Monitoring Program adequate to prevent a net loss of wetland.

MM-BR9-1 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). This habitat preservation is coincident to the riparian habitat preservation listed in MM-BR3.

MM-BR9-2 Preconstruction surveys for least Bell's vireo and southwestern willow flycatcher will be conducted prior to construction in or adjacent to habitat areas in accordance with the applicable protocol. Based on the protocol survey results, appropriate avoidance measures will be determined through consultation with regulatory agencies.

MM-BR10 To avoid or minimize impacts to birds covered under the Migratory Bird Treaty Act (MBTA) and/or Bald Eagle Protection Act (BEPA) the following will be implemented:

- Clearing and grubbing of vegetation within areas identified, as habitat subject to these acts should be conducted outside the March 15 through August 15 nesting season.

- If clearing and grubbing must occur within habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than one week prior to initiation of construction. The biologist shall identify those areas where clearing and grubbing are to be avoided in order to avoid destruction of nests.

- In the event that least Bell's vireo or southwestern willow flycatcher is found on-site during future surveys, ensure that noise from construction activities does not exceed 60 dBA Leq within the occupied habitat of the species during the nesting season.

- Position, direct, and shield lights (streetlights, parking lot lighting, and other project-related illumination sources) so as to avoid "light spill" into the proposed on-site conservation areas or into habitat adjacent to the proposed project site. Night lighting used during the course of construction shall be directed away from onsite habitat conservation areas and offsite properties.

- Provide contractor education and erect fencing or barriers to ensure that contractors do not enter areas of open space or conserved habitat for any purpose except for enhancement projects permitted by the Specific Plan or activities that are otherwise permitted or required for implementation of EIR mitigation measures.

- If construction must occur within or adjacent to these habitats during the breeding season, preconstruction nest surveys shall be conducted by a

qualified biologist no more than 1 week prior to construction initiation. The biologist shall identify those areas where construction is to be prohibited in order to avoid destruction of nests.

- Preconstruction surveys shall be performed in appropriate habitat areas consistent with requirements of the MSHCP for the western yellow-billed cuckoo and burrowing owl. Mitigation consistent with MSHCP requirements will be implemented if warranted by survey results.

MM-BR11 Indirect impacts to least Bell's vireo and southwestern willow flycatcher habitat will be addressed through on-site preservation coincident to the riparian habitat preservation listed in MM-BR3.

MM-BR12 Mitigation measures for indirect impacts to the 16 sensitive and covered species present on-site will be met through the extensive in-kind preservation and through compliance with other requirements of the MSHCP. For instance, Yucaipa onion and many-stemmed dudleya are not expected to occur on the site; however, focused surveys will be conducted in appropriate habitat during proper times of year. If these species are found on-site, appropriate mitigation will be implemented upon concurrence by regulatory agencies.

MM-BR13 Mitigation requirements to offset project impacts to wildlife corridors, listed under the MSHCP, include the proposed habitat preservation of open space along Proposed Linkage 12 and Proposed Constrained Linkage 23 within the project Criteria Area Cells. The dedication of land for wildlife conservation, including the Garden Air Wash and other lands, partially achieves this objective.
Further enhancement of the corridors and habitat linkages will require installing properly sized passageways under new on-site roads.

The SummerWind Ranch EIR concluded as follows: With the implementation of avoidance, minimization, and Mitigation Measures MM-BR1 through MMBR13, along with required compliance with the MSHCP, potentially significant cumulative impacts would be mitigated to less than significant.

JP RANCH EIR

With respect to Subareas A and B of the Project Area, the JP Ranch EIR incorporated the following mitigation measures as a condition of development project approval:[83]

Mitigation Measure 3.10-1: The City shall not issue a grading permit until it has reviewed and approved the project's landscape plan. The City's approval of the landscape plan shall be contingent upon the introduction of no less than 80% native species to the designated natural open space area. The City shall not approve the landscaping plan if it includes planting of non-native invasive species.

Mitigation Measure 3.10-2: Proposed project activities (including disturbances to vegetation throughout the entire proposed project site) should take place outside of the breeding bird season (March 1-August 31) to avoid take (including disturbances, which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the breeding bird season, surveys of the site by a qualified biologist shall be conducted to locate any active nests. All active nests shall be avoided and should be provided with a minimum buffer of 300 feet. (Five hundred [500] feet buffers are recommended for all raptor nests.)

[83] Appendix F-1.

Mitigation Measure 3.10-3: Jurisdictional habitat lost to the proposed development shall be replaced with similar habitat in accordance with United States Army Corps of Engineers and the California Department of Fish and Game requirements. This would consist of on-site enhancement of the drainage habitat.

Mitigation Measure 3.10-4: Measures shall be taken to avoid slope erosion and resulting siltation on the southeastern drainage which may directly affect riparian communities which may occur downstream of the site.

In certifying the JP Ranch Final EIR for the development project, the City Council determined that with the above mitigation measures incorporated into the JP Ranch project, impacts on Biological Resources will be less than significant.[84] The JP Ranch EIR mitigation measures, and the City Council's findings regarding the same, are incorporated in this Program EIR and made part hereof.

Thresholds Of Significance

A significant impact would occur with full implementation of the Redevelopment Plan in the Project Area if it would result in:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS;
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- The substantial interference of the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or the impediment of use of native wildlife nursery sites;
- Causing a fish or wildlife population to drop below self-sustaining levels, a substantial reduction in the habitat of a fish or wildlife species, the threatened elimination of a plant or animal community, or the reduction in number or restriction of range of an endangered, rare or threatened species;
- Fundamental conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Fundamental conflicts with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.

Impacts

Although the Project does not propose any site-specific development/redevelopment projects beyond those identified in the General Plan and evaluated in the General Plan EIR, or in the specific plans as evaluated in their related EIRs, a potential for significant adverse affects on Biological Resources may exist. The Redevelopment Plan is a planning and financial tool

[84] City of Calimesa, City Council Resolution No. 2003-31.

adopted to alleviate existing blight and effectuate the policies of the General Plan within the Project Area over the Redevelopment Plan's 30-year life. When specific projects are identified and proposed for Agency implementation, additional environmental assessment and analysis may be required and specific mitigation measures imposed.

Infill development within the Project Area could contribute to a loss of regional biological resources through the incremental conversion of habitat for special-status species to human use, and thus limit the availability and accessibility of remaining natural habitats to regional wildlife.

It could also affect designated critical habitat and thus directly impact threatened and/or endangered species through habitat conversion or unauthorized take. However, terrestrial plant and wildlife habitat in the Project Area has been highly modified and is of relatively low quality.

According to the SummerWind Ranch EIR, construction of the SummerWind Ranch project would directly and permanently impact approximately 0.3 acres of native riparian woodland considered sensitive by the State Department of Fish and Game; 1.4 acres of jurisdictional wetland meadow habitat; and 2.0 acres of non-wetland waters of the U.S., also considered waters of the State (Impacts BR5 through BR-8).

The EIR further determined that these impacts are less than significant with mitigation, recommending mitigation measures BR5 through BR-8 to offset permanent impacts to wetland habitats and ephemeral and intermittent drainages. These mitigation measures are incorporated herein by reference.[85]

According to the JP Ranch EIR (Subarea B of the Project), development of the JP Ranch project would affect 0.78 acres of Waters of the United States and 1.12 acres of the State's Department of Fish and Game jurisdictional waters. The U.S. Army Corps of Engineers requires an individual permit for impacts to intermittent channels that exceed 0.5 acres. Since the project exceeds this criterion, an individual permit would be required. Pursuant to Section 1603 of the Fish and Game Code, the JP Ranch project would also require a Streambed Alteration Agreement for impacts to channels. The EIR further identifies mitigation to reduce the residual impact to less than significant; i.e., Mitigation Measure 3.10-3, identified above and incorporated here by reference.[86]

No migratory fish species have been identified as existing in the Project Area. With respect to wildlife corridors and sites, until such time as site-specific projects are proposed for Agency implementation, it cannot be anticipated what, if any, wildlife corridors or nursery sites might be affected by Plan implementation in the Project Area.

The SummerWind Ranch Specific Plan, as adopted, provides for the expansion and preservation of important wildlife corridors, specifically including the Garden Air Wash north of Subarea A of the Redevelopment Project Area. The specific plan provides 1,493.1 acres of open space. Due to the sensitive biological resources contained in the open space areas, access to these areas will be restricted to well-marked trail systems. Natural open space and

[85] SummerWind Ranch EIR, Section 3.3, Biological Resources, pp. 3.3-1 through 3.3-38; Executive Summary, Table ES-2; Impacts BR-5 through BR-8 and Mitigation Measures MMBR-5through MMBR-8, pp. ES-23, ES-24.

[86] JP Ranch EIR, Section 3.10, Biological Resources, pp. 3.10-1 through 3.10.13; Mitigation Measure 3.10-3, p. ES-19.

ridgelines will act as a buffer between the proposed land uses and the more sensitive biological resources contained in Riverside Land Conservancy Lands within the planning area. The specific plan seeks to conserve and protect important plant communities and wildlife habitats such as riparian areas, wetlands, and oak woodlands by using buffers, creative site planning, re-vegetation, and open space dedications.[87]

The SummerWind Ranch EIR recommends Mitigation Measure MM-BR13, which requires the offset of project impacts to wildlife corridors listed under the Multiple Species Habitat Conservation Plan, and includes the proposed habitat preservation of open space along Proposed Linkage 12 and Proposed Constrained Linkage 23 (the Cherry Valley and Garden Air Wash corridors) within the project. The dedication of land for wildlife conservation, including the Garden Air Wash and other lands, partially achieves this objective. Further enhancement of the corridors and habitat linkages will require installing properly sized passageways under new on-site roads.[88]

Adoption and implementation of the Redevelopment Plan for the Project will not alter provisions of the SummerWind Specific Plan land uses, design parameters, wildlife corridor identification and preservation, or open space designation, among other things, because the Redevelopment Plan does not have the authority to affect such policies. Instead, the Plan is required as a matter of law to conform to the General Plan and Specific Plan. Consequently, the Garden Air Wash and Cherry Valley wildlife corridors, among other sensitive environmental areas designated by the specific plan, will not be impacted by the Redevelopment Plan.

The Redevelopment Plan is required, as a matter of law, to be consistent, and therefore not conflict, with local policies, codes and ordinances, including the City's Oak Tree and Oak Woodland Preservation Ordinance. No impacts will occur in this regard and no further assessment is required in the Program EIR for the Project.

Affected site-specific redevelopment projects proposed for Agency implementation are subject to the requirements of such approved local, regional, State or federal conservation plans. City Municipal Code Chapter 16.05, Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee, provides for the collection of development impact fees to ensure that all new development within the City pays its fair share of the costs of acquiring and preserving vegetation communities and natural areas within the City and the region, which are known to support plant and wildlife species covered by the MSHCP. In adopting the development fee ordinance, the City Council made the following finding:

"The preservation of vegetation communities and natural areas within the City and western Riverside County which support species covered by the MSHCP is necessary to protect and promote the health, safety and welfare of all the citizens of the City by reducing the adverse direct, indirect and cumulative effects of urbanization and development and providing for permanent conservation of habitat for species covered by the MSHCP." (Municipal Code Section 16.05.010, subsection A.)

Mitigation Measures

[87] SummerWind Ranch Specific Plan, p. 2-10.
[88] SummerWind Ranch EIR, pp. 7-7

In addition to General Plan Land Use, Circulation and Resource Elements policies identified above, and incorporated herein, and the SummerWind Ranch and JP Ranch EIRs incorporated herein, the following mitigation measures will ensure that potential impacts to remaining habitat, special status species or wetlands on vacant or undeveloped land in the Project Area are reduced to less than significant levels:

B-1. Prior to site-specific project development approval, a qualified biologist shall be retained by the project proponent to prepare a site-specific biological survey to determine the potential presence of wetlands, special status species, and/or suitable habitat for special status species and application of the appropriate "no net loss" mitigation measures for any identified impacts on same.

B-2. No physical alteration of a development site or issuance of building permits shall occur within potentially biologically sensitive areas until evidence is submitted for review and approval by the Agency and the City Planning Division that either no listed flora or fauna species are present, or areas containing habitat for listed species have been avoided, or if avoidance is not possible, that all required consultations with the USFWS and/or DFG have occurred pursuant to the FESA and CESA, and evidence is provided of any necessary permits, approvals, or agreements from ACOE and DFG for removal of any wetland or riparian habitat and/or associated drainages. Future proposed development engendered by redevelopment shall be consistent with the provisions of any required consultations and associated permits or agreements.

B-3. No physical alteration of a development site or issuance of building permits shall occur within existing grasslands or riparian areas until a breeding season survey is conducted by a qualified biologist during spring or early summer (from March 1 through August 15) near annual grasslands, large trees, and riparian areas.

B-4. On parcels containing potential wetlands, an ACOE verified wetland delineation and jurisdictional determination of the parcel shall be completed before any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages. If the ACOE determines that areas on the project site are jurisdictional, all work proposed in these areas shall be authorized by permits from the ACOE. All applicable permits from the DFG and RWQCB will also be obtained before construction in areas under the jurisdiction of these agencies, and provided to the Agency and City Planning Department prior to the initiation of ground disturbing activities or other construction activities.

B-5. If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland drip line, the project sponsor shall obtain the appropriate permits from the DFG. The project sponsor shall provide proof to the Agency and City Planning Division of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters.

Level Of Significance After Mitigation

Developers within the Project Area will be required to comply with mitigation measures approved by the State resource agencies, if need be, which would replace lost habitat and preserve contiguous areas of habitat. In addition, development within the Project Area would implement mitigation measures specifically designed to avoid, reduce, or mitigate impacts to special status/sensitive species and their habitat to less than significant levels. Implementation of adopted mitigation measures on a project-by-project basis, in combination

with compliance with General Plan Land Use, Transportation and Resource Management Elements policies, CESA, FESA, CWA Regulations, NPDES permit requirements, the Fish and Game Code of California, and the regional MSHCP reduce potential cumulative losses to the regional special-status and sensitive plant and wildlife and their habitat. Therefore, the Redevelopment Plan would have a less-than-significant impact on special status species and their habitat.

2.6 ENERGY CONSERVATION

The CEQA Amendments adopted by the State's Department of Natural Resources on December 30, 2009 mandate the consideration of potentially significant energy implications of a project in an EIR with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy (see Public Resources Code section 21100(b)(3)). Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime cost effectiveness may be determined more by energy efficiency than by initial dollar costs. A lead agency may consider the extent to which an energy source serving the project has already undergone environmental review that adequately analyzed and mitigated the effects of energy production.[89]

Existing Conditions

According to CEQA Guidelines, Appendix F, the Project's energy implications should be considered to the extent relevant and applicable to the Project. In the case of the Project herein, no site-specific projects are proposed for demolition, construction, or rehabilitation. The Project consists of a Redevelopment Plan adopted for the purpose of improving existing deleterious physical and economic conditions and facilitating economic development in the Project Area. The Project will provide the Agency with the tools and resources necessary to permit it to undertake long-term redevelopment activities intended to help upgrade public facilities and infrastructure, promote and facilitate economic revitalization and job growth, and provide additional affordable housing opportunities for qualifying persons/families in the Project Area and the community as a whole.

The Southern California Gas Company (SCG) is the regional natural gas purveyor and also services Calimesa. SCG maintains a network of underground natural gas lines serving residential, commercial, and industrial customers throughout Calimesa, and has indicated that adequate natural gas supplies exist to serve expected population growth.[90]

Electrical power service to the Southern California region, including Calimesa, is provided by Southern California Edison (SCE). SCE maintains an 86-acre electrical power easement along the City's southwest boundary, which is retained as passive open space. SCE administers several energy conservation programs for their customers including financial incentives for residents and commercial customers, and conservation services to aid low-income residents, senior citizens, the handicapped, and non-English speaking customers.[91]

The Project Area consists of three subareas as shown in Figure 2, Project Area Map herein. Subareas A and B consist of portions of new housing developments generally known as the

89 CEQA Guidelines, Appendix F, Energy Conservation, II. EIR Contents
90 General Plan Profile Report, p. 1-10
91 Ibid.

Mastercraft and JP Ranch development projects, for which a Mitigated Negative Declaration and an EIR, respectively, were completed and certified. Since that time however, economic conditions and the financial and housing markets crash have halted or delayed completion of the projects, even though grading and some construction was begun. JP Ranch went into default and has now been split into three separate ownerships and portions of these now separately owned tracts are included in Subareas A and B of the Project Area. Completion of the Mastercraft development project, a portion of which is in Subarea A, has been delayed due to economic and market influences and the project proponent is in the process of modifying its development plan to reduce the floor plans to better meet current market conditions.

The SummerWind Ranch development project, a portion of which comprises much of Subarea C, has been foreclosed and the property is currently owned by the FDIC. [92]

Given current circumstances it is unknown when, or to what degree, the above development projects will be completed, or if they will be completed at all. Also, except for the land uses as designated by the General Plan and the SummerWind Ranch Specific Plan, it is unknown if the JP Ranch and SummerWind Ranch development projects will change dramatically or to what extent from their current footprints, which may happen.

REGULATORY SETTING

In addition to the Federal, State and Regional regulations cited above in Sections 2.4.1, Air Quality, and 2.4.2, Greenhouse Gas Emissions, the following regulations, and references are directed specifically to energy use and renewal:

A. FEDERAL REGULATIONS

Energy Policy Act of 2005

The Energy Policy Act of 2005 seeks to reduce reliance on non-renewable energy resources and provide incentives to reduce current demand on these resources. For example, under the Act, consumers and businesses can attain federal tax credits for purchasing fuel-efficient appliances and products. Because driving fuel-efficient vehicles and installing energy-efficient appliances can provide many benefits, such as lower energy bills, increased indoor comfort, and reduced air pollution, businesses are eligible for tax credits for buying hybrid vehicles, building energy efficient buildings, and improving the energy efficiency of commercial buildings. Additionally, tax credits are given for the installation of qualified fuel cells, stationary micro turbine power plants, and solar power equipment.

Federal Fuel Efficiency Standards

The Energy Independence and Security Act of 2007 (Public Law 110-140, at 42 USC Section 7545(o) (2)) increased the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard (RFS), which requires the blending of 9.0 billion gallons of renewable fuel in transportation fuels in 2008, increasing to 36 billion gallons in 2022. Of this mandate, an increasing share must be met with “advanced biofuels” — biofuels produced from feedstocks other than cornstarch — including cellulosic biofuels and bio-based diesel substitutes. It also tightened the Corporate Average Fuel Economy (CAFE) standards that regulate the average fuel economy in the vehicles produced by each major automaker, requiring that these standards be increased such that, by 2020, new cars and light trucks deliver a combined fleet average of 35 miles per gallon.

B. STATE REGULATIONS

[92] Discussions with City Community Development Department staff, June 2010.

California Energy Commission – (CEC)

The authority of the CEC to develop and maintain energy efficiency standards for new buildings is provided in Section 25402 of the Public Resources Code (the Code). This section of the Code, commonly referred to as the Warren-Alquist Act (the Act), is direction from the Legislature on the development of energy efficiency standards in California. The Act created the CEC in 1974 and gave it authority to develop and maintain energy efficiency standards for new buildings. The Act directs the CEC to *"Prescribe, by regulation, lighting, insulation, climate control system, and other building design and construction standards which increase the efficiency in the use of energy for new residential and new nonresidential buildings."*

Title 24 Building Energy Efficiency Standards (2005)

Title 24 of the California Code of Regulations is the California Building Code, governing all aspects of building construction. Included in Part 6 of the Code are standards mandating energy efficiency measures in new construction. Since its establishment in 1977, the building efficiency standards (along with standards for energy efficiency in appliances) have contributed to a reduction in electricity and natural gas costs in California. The standards are updated every three years to allow new energy efficiency technologies to be considered. The latest update to Title 24 standards became effective on October 1, 2005. The standards regulate energy consumed in buildings for heating, cooling, ventilation, water heating, and lighting, and all new construction must, at minimum, comply with Title 24.

2010 California Green Building Standards Code (also known as the "CALgreen Code")

A code with mandatory requirements for new residential and nonresidential buildings (including buildings for retail, office, public schools and hospitals) throughout California beginning on January 1, 2011. The code is Part 11 of the California Building Standards Code in Title 24 of the California Code of Regulations. The code is established to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impact during and after construction. Builders and design professionals will be required to incorporate features within the design of buildings and site preparation in order to meet the new requirements. Plans and specifications will need to be supplemented by documentation of conformance with the CALGreen Code. The CALGreen Code contains requirements for construction site selection, storm water control during construction, construction waste reduction, indoor water use reduction, material selection, natural resource conservation, site irrigation conservation, among other things. The code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The code also requires building commissioning which is a process for the verification that all building systems, like heating and cooling equipment and lighting systems are functioning at their maximum efficiency. An online version of the 2008 CALGreen Code is available through the California Building Standards Commission website http://www.bsc.ca.gov/default.htm/. On January 1, 2011, the 2010 edition of the CALGreen Code will become effective throughout California. The 2008 edition, the first edition of the CALGreen Code, contained only voluntary standards. The 2010 edition contains both mandatory and voluntary standards applying to the design and construction of buildings and construction site management.[93]

Senate Bill 1078 Sher (Chapter 516, Statutes of 2002)

[93] State of California, Building Standards Commission, http://www.bsc.ca.gov/CALGreen/default.htm; **Guide to the Nonresidential CALGreen Code**- *First Edition,* August 2010, http://www.documents.dgs.ca.gov/bsc/CALGreen/CALGreenGuideFirstEdition8-2010.pdf

SB 1078 established a Renewable Portfolio Standard, requiring electricity providers to increase purchases of renewable energy resources by 1% per year until they have attained a portfolio of 20% renewable resources by 2010.

Executive Order S-20-04 (Gov. Schwarzenegger, July 2004)

Executive Order S-20-04 requires that the State commit to aggressive action to reduce State building electricity use, and more specifically, that State agencies, departments and other entities take measures to reduce energy use by 20% by 2015. In addition, the Order requires that the California Energy Commission (CEC) increase energy efficiency standards by 20% by 2015 compared to the 2003 Titles 20 and 24 standards.

State of California Integrated Energy Policy (2007)

In 2002, the Legislature passed Senate Bill 1389. The legislation reconstituted the State's responsibility to develop an integrated energy plan for electricity, natural gas, and transportation fuels, or Energy Report. The CEC adopts and transmits to the Governor and Legislature a report of findings biannually. Reports have been prepared since 2002, with the latest, the 2009 Integrated Energy Policy, released by the CEC on December 16, 2009. The report addresses the balance between meeting energy demands from economic and population growth, while seeking to achieve environmental goals and emissions reduction targets. Important components are the assessment of key energy trends and issues facing the State's electricity, natural gas, and transportation fuel sectors; policy recommendations on energy conservation, environmental protection, grid reliability, and supplier diversity; and recommendations to enhance the state's economy and protect public health and safety. It also focuses on energy, land use, and transportation strategies.

Executive Order S-14-08 (Gov. Schwarzenegger, November 2008)

Executive Order S-14-08 mandates a Renewable Portfolio Standard of 33% by 2020. This means that all retail sellers of electricity are required to fulfill one-third of their load with renewable energy by this date.

C. REGIONAL — SCAQMD

The Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, adopted May 6, 2005 by the SCAQMD Governing Board, is available online at http://www.aqmd.gov/prdas/aqguide/aqguide.html. The Guidance Document's purpose is to provide suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce; potential air pollution impacts and protect public health. The objective of the guidance document is to facilitate stronger collaboration between local governments and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts. Chapter 6, Energy, of the Guidance Document gives suggested goals, objectives, policies, and strategies with respect to energy conservation, green building opportunities, and public facilities and fleets.

D. LOCAL — GENERAL PLAN AND SUMMERWIND RANCH SPECIFIC PLAN

The General Plan Resources Management Element promulgates the following goal and policies with respect to energy resources, which are incorporated herein and made part hereof by reference:[94]

[94] General Plan Resource Management Element, pp. 4-6, 4-7.

GOAL 5: Conserve energy resources through the use of current energy conservation practices and technology.

Policy 5.1 Encourage innovative building, site design and orientation techniques which will minimize energy use by taking advantage of sun/shade patterns, prevailing winds, landscaping and building materials that control energy usage.

Policy 5.2 Establish, update and implement energy performance requirements established under the State Administration Code Title 24 Energy Conservation and Insulation Regulations.

The General Plan Air Quality Element promulgates the following energy consumption goals and policies, which are incorporated herein and made part hereof:[95]

GOAL 4: Reduce emissions associated with energy consumption.

Policy 4.1 Support the use of energy-efficient equipment and design In City facilities and infrastructure.

Policy 4.2 Encourage incorporation of energy conservation features in new developments.

Policy 4.3 Support passive solar design in new construction.

Policy 4.4 Support recycling programs which reduce emissions associated with manufacturing and waste disposal.

Policy 4.5 Support drought-resistant vegetation in City landscaping areas and new development to reduce energy needed to pump water.

The SummerWind Ranch Specific Plan is based upon the following goals and policies set forth in the Calimesa General Plan and is consistent with the General Plan as follows:

- *General Plan Land Use Element Goal: Ensure the provision of adequate supplies of natural gas and electricity from public utility purveyors and the availability of communications services to residents of Calimesa, while protecting natural vistas and night skies.*
- *The SummerWind Ranch Specific Plan states that utility purveyors have provided "will serve" letters to the applicant of this development. The infrastructure needed to provide natural gas and electricity to the site is not expected to affect natural vistas and night skies.*[96]
- *General Plan Resource Management Element Goal: Conserve energy resources through the use of current energy conservation practices and technology.*
- *General Plan Air Quality Element Goals: i) Reduce emissions associated with energy consumption; and ii) Reduce air pollution emissions and impacts through sitting and building design.*

The SummerWind Ranch Specific Plan states that consistency with the General Plan Resource Management and Air Quality goals will be achieved by compliance with Title 20 of

95 General Plan Air Quality Element, p. 7-5.
96 SummerWind Ranch Specific Plan, Section VIII. General Plan Consistency Analysis pp.VIII-3.

the Energy Conservation Code. Title 24, California Code of Regulations Section 2-5307(b) is the CEC Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.[97]

The JP Ranch EIR provides the following Air Quality Mitigation Measure 3.5-1: Developer sponsored measures include the following:

1. *Providing an attractive pedestrian environment;*
2. *Incorporating bicycle trails and interconnections;*
3. *Building homes that exceed minimum statewide energy construction requirements; and*
4. *Including residential design features that encourage trip elimination or trip diversion to alternative transportation:*
    a. *Pre-wired for various telecommunications systems access for in-home offices;*
    b. *Pre-wired for 220V electric vehicle charging systems.*[98]

In certifying the General Plan EIR, the City Council made the following finding with respect to Energy and Utilities: "Adverse impacts on energy and utilities can be mitigated by policies and programs that deal with the provision of adequate infrastructure and utility services. The impact of new development on energy and utility services can be mitigated with programs in the proposed Calimesa General Plan. The expansion of infrastructure and facilities to meet the demand of individual developments will ensure that essential utility services are available at all times. Water and energy conservation and waste reduction programs will help reduce adverse impacts to insignificant levels after mitigation."[99]

Thresholds Of Significance

In accordance with the requirements of CEQA Guidelines, Appendix F, the following significant thresholds are promulgated with respect to Energy Conservation would the proposal:

a. *Conflict with adopted energy conservation plans?*
b. *Use non-renewable resources in a wasteful and inefficient manner?*

Impacts

Section 1.8, Table 1 provides buildout projections, also referenced elsewhere in this Program EIR, for General Plan/SummerWind Ranch Specific Plan buildout to designated land use densities and intensities as they currently exist. Based on current demographics (Section 1.8, Table 1) Table 20 below provides the existing estimated energy consumption for the Project Area, stated in kilowatt-hours (kWh).[100] Natural gas usage is stated in therms.[101]

97 SummerWind Ranch Specific Plan, Section VIII. General Plan Consistency Analysis, pp.VIII-6, 7, 10, and 11.
98 JP Ranch EIR, p. 3.5-22.
99 General Plan EIR Exhibit B**,** Section M, Energy, and Utilities, p.7.
100 The kilowatt-hour (symbolized kWh) is a unit of energy equivalent to one kilowatt (1 kW) of power expended for one hour (1 h) of time. A Gigawatt hour (GWh) is a unit of electrical energy equal to one thousand megawatt hours (MWh), 1,000,000 kWh, or one billion watt hours.

TABLE 20
ESTIMATED EXISTING 2010 PROJECT AREA ENERGY CONSUMPTION

Type of Use1	Building Area/Factor2	Energy Demand Factor3 (per Year)	Annual Energy Demand
Electricity Demand			
Housing	764 Households	7175 kWh/unit	5,481,700 kWh
Commercial/Lt Industrial	0	22.4 kWh/sq.ft.	0
TOTAL ELECTRICITY DEMAND (kilowatt hours/year)			5,481,700 kWh
Natural Gas Demand			
Residential	764 Households	387 therms/unit	295,698 therms
Commercial/Lt Industrial	0.	0.44 therms/sq.ft.	0
TOTAL NATURAL GAS DEMAND (therms/year)			295,698 therms

[1] Section 1.8, Table 1
[2] Section 1.8, Table 1, Existing Conditions
[3] SCAQMD, Survey Of CEQA Documents On Greenhouse Gas Emissions Draft Work Plan, Emissions Calculations, April 22, 2009; pp. 2-4, referencing California Energy Commission (CEC), California Energy Demand 2008-2018 Staff Revised Forecast, US Census Bureau (2000) http://quickfacts.census.gov/qfd/states/06000.html; and CEC, California Commercial End-Use Survey,

Source: Urban Futures Inc., August 2010

Until such time as actual projects are undertaken through Agency participation, it cannot be known what a site-specific project's energy requirements, or its energy use efficiencies by amount and fuel type for each stage (construction, operation, maintenance, and/or removal) will be. Nor is it possible at this time to accurately predict the Project's effects on local or regional energy supplies or need for additional capacity without being speculative. Based solely on the worst-case General Plan/SummerWind Ranch Specific Plan buildout scenario (Section 1.8, Table 1), projected energy use in 2040 is shown in Table 21 below.

The Annual Energy Demand totals shown in Tables 20 and 21 use the California Energy Commission's (CEC) Energy Demand Forecast for 2008-2018 as the energy demand factor/year and assume that per capita electricity use remains constant. However, this energy demand factor will change between now and 2040 as will the actual energy consumption of development completed, such that these projections could be substantially higher or substantially lower. Also, as previously stated, this Project Area buildout scenario is based on an annual population increase factor for the City of 6.36 percent, nearly ten times the City's historic average. At the time of its adoption in 1994, General Plan findings concluded that there were sufficient energy reserves to meet the growth anticipated by buildout of the General Plan in the City planning area, including the Project Area.

[101] A therm is a unit of heat equal to 100,000 British thermal units (BTUs). A BTU is standard unit of measurement used to denote both the amount of heat energy in fuels and the ability of appliances and air conditioning systems to produce heating or cooling. MBTU stands for one million BTUs, which can also be expressed as one decatherm (10 therms). One cubic foot of natural gas produces approximately 1,000 BTUs, so 1,000 cu.ft. of gas is comparable to 1 MBTU. MBTU is occasionally expressed as MMBTU, which is intended to represent a thousand thousand BTUs.

TABLE 21 ESTIMATED 2040 PROJECT AREA ENERGY CONSUMPTION			
Type of Use1	**Building Area/Factor2**	**Energy Demand Factor3 (per Year)**	**Annual Energy Demand4 At Buildout**
Electricity Demand			
Housing	2221 Households	7175 kWh/unit	15,935,675 kWh
Commercial/Lt Industrial	2,690,217 sq.ft.	22.4 kWh/sq.ft.	60,260,861 kWh
TOTAL ELECTRICITY DEMAND (kilowatt hours/year)			76,196,536 kWh
Natural Gas Demand			
Residential	2221 Households	387 therms/unit	859,527 therms
Commercial/Lt Industrial	2,690,217 sq.ft.	0.44 therms/sq.ft.	1,183.696 therms
TOTAL NATURAL GAS DEMAND (therms/year)			2,043,223 therms

1 Section 1.8, Table 1
2 Section 1.8, Table 1, Existing Conditions
3 SCAQMD, Survey Of Ceqa Documents On Greenhouse Gas Emissions Draft Work Plan, Emissions Calculations, April 22, 2009; pp. 2-4, referencing California Energy Commission (CEC), California Energy Demand 2008-2018 Staff Revised Forecast, US Census Bureau (2000) http://quickfacts.census.gov/qfd/states/06000.html, and CEC, California Commercial End-Use Survey,

Source: Urban Futures Inc., August 2010

As compared to the data shown in Table 22 below, based on General Plan buildout, the Project Area's projected energy consumption falls below energy consumption projected by the General Plan EIR for the larger, surrounding planning area. Total households in the Project Area at buildout represent 9.2 percent of total households projected in the General Plan planning area; total Project Area commercial/light industrial square footage represents 11.7 percent. Projected electricity use in the Project Area is 23 percent of General Plan planning area electricity use, and Project Area projected natural gas use is 6.2 percent of the General Plan planning area-projected use.[102]

TABLE 22 PROJECTED GENERAL PLAN AREA BUILDOUT ENERGY CONSUMPTION			
Type of Use	**Building Area/Factor1**	**Energy Demand Factor2 (per Year)**	**Annual Energy Demand4 At Buildout**
Housing	20,356 Households	6,081 kWh/unit	123,784,836 kWh
Commercial/Lt Industrial	23,000,000 sq.ft.	8.8 kWh/sq.ft.	202,400,000 kWh
TOTAL ELECTRICITY DEMAND (kilowatt hours/year)			326,184,836 kWh
Residential	20,356 Households	1,095 therms/unit[4]	22,289,820 therms
Commercial/Lt Industrial	23,000,000 sq.ft.	0.42 therms/sq.ft.	9,660,000 therms
TOTAL NATURAL GAS DEMAND (therms/year)			32,949,820 therms

[1] General Plan EIR, p. 4-2.
[2] General Plan EIR, p. 4-7.
[3] Calculated from data presented in General Plan EIR, Table 4.1, Cumulative Power Consumption, p. 4.7.
[4] Calculated from data presented in General Plan EIR, Table 4.2, Cumulative Gas Consumption, p. 4.7. One therm equals 100 cubic feet of natural gas.
Source: Urban Futures Inc., August 2010

[102] The 1994 General Plan planning area is 9,490.25 acres, slightly less than the City's current 9,984-acre incorporated limits.

Currently, compliance with the CEC's Title 24 Standards, the CALgreen building code and with the General Plan, SummerWind Ranch Specific Plan goals and policies, and the JP Ranch EIR mitigation measure are sufficient mitigation, at least until such time as site-specific projects are proposed for Agency participation. At such time addition environmental assessment may be required and mitigation measures imposed as appropriate and necessary.

Because the Project Area is an area of planned albeit now arrested development with its accompanying blight, impacts on energy conservation are projected to be less than significant In the near term future (5-10 years). However, the potential for cumulative significant impacts in energy consumption, simply because there are projected to be jobs and people where none were before, lies in the long-term future.

Increased energy use is synonymous with community growth, but both the General Plan and SummerWind Ranch Specific Plan determined these impacts to be less than significant and the Redevelopment Plan conforms to the General Plan and SummerWind Ranch Specific Plan as they presently exist and as they may be amended in the future. Moreover, federal, State and regional mandates calling for reduced energy consumption, increased "clean" energy, green building codes, and a myriad of other regulations, standards, guidelines and programs will lead to a reduction in GHG emissions (and therefore to a reduction in energy consumed) estimated by some to be as much as 33 percent by the year 2020.[103]

General Plan policies that address green building, growth management, and other energy efficient development practices, identified above, will also help to ensure that the inevitable increase in energy consumption due to growth in the Project Area is not wasteful, inefficient, or unnecessary.

With respect to conflicts with an adopted energy conservation plan, as stated above the General Plan energy conservation implementation programs also provide for the City to enforce State law and standards on energy conservation design and appliances, among other things, and the Redevelopment Plan is required to be consistent with the General Plan. There will be no conflicts with federal State and regional energy conservation plans, therefore no impact exists.

Mitigation Measures

In addition to the General Plan and SummerWind Ranch Specific Plan goals and policies, and the JP Ranch EIR mitigation measures incorporated herein, as well as the federal and State mandates for energy conservation, among others, the following mitigation measure is recommended:

NRG 1:All new Agency assisted development, including major rehabilitation, renovation, and redevelopment projects, shall incorporate energy conservation and green building practices to the maximum extent feasible and as appropriate to the project proposed for Agency participation to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. Such practices include, but are not limited to building sitting, orientation, and design, landscaping,

[103] California Air Resources Board, Climate Change Scoping Plan (October 2008), prepared pursuant to the Global Warming Solutions Act of 2006 (AB 32),

transportation energy consumption reduction, recycling, and the use of active and passive solar heating and water systems.

The Redevelopment Plan functions primarily as a financial tool to eliminate blight in the Project Area and it serves to facilitate the successful implementation of the City's General Plan goals and policies regarding land use decisions, energy conservation standards, and transportation, among other things. The establishment of land use designation, building codes and the like are outside the purview of the Redevelopment Plan as a programmatic instrument. At the site-specific project level, additional mitigation measures can be imposed to regulate energy consuming equipment and processes that will be used during construction, operation, and/or removal of a specific project, as well as to consider the energy intensiveness of materials and equipment required. Site-specific project mitigation measures can most accurately target energy conservation equipment and design features to be used in such a project. At the Redevelopment Plan adoption level, however, when no site-specific projects are proposed for Agency participation and no funds exist for such participation, such that specific energy conservation mitigation measures are speculative at best, and could miss their intended conservation goals completely over the 30-year life of the Plan.

Significance After Mitigation

Over the relatively near term, five to ten years, energy consumption in the Project Area is expected to increase only modestly due to the economic conditions and failed development there, thus short-term energy consumption will be less than significant. However, new development and the consequent growth in the Project Area under the General Plan and SummerWind Ranch Specific Plan will ultimately result in the commitment of existing and planned sources of energy, which would be necessary for the construction and daily use of new buildings and for transportation. Residential and non-residential development consume electricity, natural gas, and petroleum products for power, lighting, heating, and other indoor and outdoor services, while vehicles consume oil and gas. Use of these types of energy for new development will result in the overall increased use of non-renewable energy resources. This represents an irreversible environmental change, which is the significant and unavoidable long-term impact of growth in the Project Area, even without adoption of the Redevelopment Plan.

3.0 ALTERNATIVES TO THE PROPOSED AMENDMENT

This EIR is a Program EIR that examines the potential effects resulting from implementing designated land uses and policies in the General Plan and SummerWind Ranch Specific Plan using the Redevelopment Plan as a financing and planning mechanism. The impact assessment evaluates the Redevelopment Plan as a whole and identifies the broad effects that may occur with its implementation. An EIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of a proposed project. Impacts have either been found less than significant through the application of General Plan/SummerWind Ranch Specific Plan policies and related EIR mitigation measures, or significant and unavoidable. The EIR also evaluates reasonable alternatives to the Project that may reduce or avoid one or more significant Project environmental effects. By law, alternatives must include a "No Project" alternative that represents the result of not implementing the Project and a range of reasonable alternatives to the Project, which would feasibly attain most of the basic objectives, but would avoid or substantially lessen any of the significant effects of the Project (CEQA Guidelines 15126.6(a)).

Based on the alternatives analysis, an environmentally superior alternative must be identified. As a programmatic document, this EIR does not assess site-specific impacts and no site-specific projects are currently identified. Any future development project made possible by Agency assistance under the Redevelopment Plan will be subject to individual, site-specific environmental review, as required by State law. Site-specific project-level environmental review will need to focus on project-scale impacts. This alternatives analysis focuses on those redevelopment options that could be implemented and which, if implemented, would have the potential to reduce or avoid any significant adverse environmental effects associated with the Project.

The No Project Alternative is required by CEQA Guidelines, Section 15126.6 (e)(2) and assumes that the proposed Redevelopment Plan would not be adopted or implemented. The No Project Alternative does not mean that future development or change within the City would not occur. Rather, it allows decision-makers to compare the impacts of approving the Project with the impacts of not approving the Project. The No Project Alternative includes "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services."

CEQA Guidelines, Section 15126.6 (e)(2) further requires that an environmentally superior alternative be identified among the selected alternatives if the environmentally superior alternative is the No Project Alternative. Since the Reduced Project Area Alternative would achieve most of the goals and objectives of the General Plan/SummerWind Ranch Specific Plan, but would not have as great an impact on the environment (due to the lesser degree of accelerated growth), it is designated the environmentally superior alternative.

An agency need not find an alternative to be literally impossible before it can reject that alternative as infeasible; an alternative's undesirability, based on policy considerations or project objectives, is sufficient to support the agency decision. Alternatives included in an EIR need only be potentially feasible, and actual feasibility need not be determined until the decision-making body approves the project. In rejecting alternatives, the decision-makers can reject alternatives based upon a reasonable balancing of relevant economic, environmental, social, technological, and similar policy factors.[104]

[104] California Native Plant Society, et al v. City of Santa Cruz, et al (2009) 177 Cal.App.4th 957, 999.

3.1 NO PROJECT

The "No Project" alternative would, for an indeterminable period of time, prevents many of the potential environmental side effects that could be generated from select redevelopment projects, such as increased air contaminants.

This alternative would require that the redevelopment action initiated by the Agency to stimulate long-term growth in the Project Area under the General Plan and the SummerWind Ranch Specific Plan be terminated. On the other hand, without redevelopment authority and financial mechanisms, the adverse conditions in the Project Area could in fact increase, thereby further contributing to the Project Area's continued decline, as well as negatively affecting physical and economic conditions in surrounding areas.

The Agency, as part of its broader purpose, proposes to alleviate existing conditions of deficiency, through implementation of the Project objectives previously identified in Section 1.0 of this EIR. Long-term Agency actions are expected to promote and facilitate the rehabilitation and development of permitted land uses, promote economic programs and improve infrastructure and public facilities within the Project Area and its environs.

The No Project scenario will not insulate the Project Area from continued environmental impacts associated with increased air pollution emanating from existing development. In addition, without the Project, the Project Area will continue to be impacted by those conditions of deficiency briefly described within other sections of this EIR and detailed in other Agency reports. Directly related to these impacts, implementation of the No Project alternative would eliminate the Agency's ability to attain the objectives described in Section 1.0 of the EIR; the Agency could not attempt to correct and mitigate conditions of blight within the Project Area and the City would ultimately be constrained in its ability to implement many of the policies, objectives and implementing actions of its General Plan/SummerWind Ranch Specific Plan in the Project Area.

While the long-term implementation of the Redevelopment Plan is generally seen as a positive action, its implementation may temporarily or permanently cause some environmental changes. However, all development that occurs will be in accordance with the General Plan and SummerWind Ranch Specific Plan and, therefore, should be accepted as unavoidable outcomes of normal City growth. Additionally, the selection of the No Project alternative would slow or prevent the occurrence of Project-related environmental change, thereby resulting in a reduction of the following Project-related impacts:

1. Housing increases by 1,457 dwelling units
2. Population increases by 3,546 persons.
3. Commercial/Light Industrial square footage increases by 2,690,217 sq.ft.

Naturally, since growth will occur at some rate, based on General Plan/SummerWind Ranch Specific Plan land use designations regardless of whether the Project is adopted and implemented, a full realization of the No Project reduction in impacts would not be achieved under this alternative, and impacts would accrue in the No Project alternative.

However, the No Project alternative would cause less physical impact on the environment, because the No Project alternative would not be responsible for promoting and facilitating new and intensified land uses and ancillary activities through redevelopment financing and planning efforts. The No Project alternative would instead promote a slower rate of growth

which is the result of those deficiencies that generally include: limits to infrastructure capacity in the Project Area, fewer public facilities, a less viable local economy, and less activity in the rehabilitation of existing and/or construction of existing underdeveloped and/or underutilized residential, light industrial and commercial parcels in the Project Area.

In the final analysis, the No Project alternative would generate less intense development within the Project Area, and therefore fewer environmental impacts. However, abandonment of the Redevelopment Plan will not stop all development in the Project Area and the environmental consequences resulting from implementation of those undetermined development actions will necessarily follow. Moreover, abandonment of the Project as proposed will deprive the Agency of the means to ameliorate the existing conditions of blight in the Project Area, and to build the facilities necessary to avoid the more severe environmental consequences that could be attributed to "piecemeal" development which could exceed the available capacity of public infrastructure.

The No Project alternative is marginally environmentally superior to the Project because it would involve a lesser degree of development, which would occur in a more piecemeal and unstructured fashion over a longer period of time. Development in this fashion would not likely benefit from Agency-supported facility improvements, such as roadways, flood control facilities or actions to increase and improve the supply of affordable housing, and could result in unacceptable environmental consequences.

3.2 ALTERNATIVE PROJECT AREA

The Project Area has been chosen by the Agency based on the Agency's analysis of existing conditions, characteristics and the need for effective redevelopment of the Project Area based upon the criteria established within the CCRL. Presented below for purposes of analysis is a discussion of two specific Project alternatives: one of a larger size and one of a reduced size.

EXTENSION OF PROJECT AREA'S BOUNDARIES

An increase in the Project Area's size caused by the inclusion of other areas of the City is inappropriate at this time. Agency staff and consultants have conducted Citywide surveys and determined that physical and economic conditions found in some areas adjacent to the Project Area do not presently evidence the blighting conditions existing within the proposed boundaries of the Project Area; nor are they needed to effectuate successful redevelopment of the Project Area as proposed. The exclusion of other portions of the City is appropriate at this time in that the conditions predominating in these areas do not presently represent areas of immediate need requiring Agency assistance.

The areas of the City intentionally excluded from the boundaries of the Project Area represent areas of the City where infrastructure is less likely to require upgrading or replacement or where issues of land use compatibility, property neglect, obsolescence, and economic disuse are not prevalent. Achievement of Agency goals would be less likely to occur if additional areas were added since the limited resources of the Agency could be expended on areas not presently in need of revitalization. The expenditure of resources on areas that have been reviewed and found to be presently inappropriate for inclusion in a redevelopment project area would be environmentally unsound because monies and resources could be diverted to those areas that are not in need of significant rehabilitation to the detriment of those that are.

Additionally, any alternative that would increase the boundaries of the Project Area as currently proposed would likely prove infeasible, as a matter of law, because the areas of the City intentionally excluded from the boundaries of the Project Area represent residential and commercial areas of the City where infrastructure is less likely to require upgrading or replacement or where issues of property neglect, deficient or absent sewer and water systems, and economic disuse are not prevalent. Areas without such adverse physical and economic symptoms, or which are not necessary for the effective redevelopment of the Project Area, are not permitted to be included in a redevelopment project area under the CCRL. As previously stated, CEQA Guidelines require description and analysis of reasonable alternatives to a project -- alternatives that feasibly attain Project objectives. An EIR need not consider every conceivable alternative to a project, nor it required to consider alternatives that are infeasible (CEQA Guidelines, Section 15126.6(a)). This alternative is currently infeasible as a matter of law.

REDUCTION OF PROJECT AREA BOUNDARIES

A reduction in the Project Area's size caused by the elimination of various developed or undeveloped assessed properties, or deletion of an entire Project Area subarea, would diminish the Agency's ability to address conditions of deficiency and underutilization within the Project Area as currently proposed.

An alternative Project Area of reduced size (Reduced Project Area) ,would, for an indeterminable period of time, slow or minimize many of the potential side effects that could be generated from implementation of the redevelopment projects and programs included in Appendix B, such as incremental traffic increases, air quality impacts, greenhouse gas emissions and increased water usage and wastewater generation. For this reason, this alternative, as with the No Project alternative, is considered marginally environmentally superior to the Project Area as proposed. However, the Reduced Project Area does not meet the objectives of the Project, because identified blighting conditions will not be addressed throughout the entire area qualified for Agency assistance. Reducing the size of the Project Area would allow the adverse effect of blighting conditions to continue indefinitely in those areas excluded from the Project, and financially hinder redevelopment activities in the remaining Reduced Project Area.

The Project Area was selected based upon existing conditions of deficiency and the need for redevelopment to mitigate those conditions. In addition, the Redevelopment Plan is proposed as a way to assist the Agency and the City in furthering the achievement of goals, policies, and implementing actions as defined within the General Plan and SummerWind Ranch Specific Plan. A reduction in the Project Area's size brought about by the elimination of various developed or undeveloped residential properties, or an entire Project Area subarea, would diminish the Agency's financial ability to address conditions of deficiency within the Project Area, and diminish the City's ability to achieve the long-term goals, policies and implementation programs of the General Plan/SummerWind Ranch Specific Plan.

Proposed redevelopment projects and programs would be hindered by the accompanying reduction of future tax increment revenues. With a localized redevelopment program, the tax increment created within the Project Area alone constitutes the primary revenue source available to fund necessary redevelopment projects. Alternatives to reduce the total acreage of the Project Area's size would significantly impede the Agency's ability to carry out targeted redevelopment projects by reducing available funding.

The Reduced Project Area alternative could deprive residential property owners excluded from the Project Area boundaries of infrastructural improvements such as water, drainage and circulation improvements, which would result within the Project Area as part of long-term implementation of the Redevelopment Plan. Therefore, housing units built outside of the Project Area may not be as well served by infrastructure as they would have been had they been built in the Project Area. If housing unit construction or rehabilitation does not occur in conjunction with other redevelopment activities, the benefits of those redevelopment activities will lack coordination and may not directly benefit the population located in the Reduced Project Area boundaries.

In the final analysis, the benefits of the Project that can realistically be expected to occur as a result of the long-term implementation of the projects and programs included in Appendix B of this EIR, are: i) implementing the General Plan and facilitating creation of a more cohesive and better functioning community, ii) improving circulation, utilities and other infrastructure deficiencies, iii) improving existing community services and facilities as necessary, and iv) providing new services as necessary to complement redevelopment.

These benefits of the Project outweigh the environmentally superior benefits of the Reduced Project Area alternative, including reduced traffic generation, reduced wastewater generation, reduced air contaminants, and reduced water consumption.

The "Alternative Project Area," one consisting of either more or fewer parcels than those actually selected for the Project, ignores the fact that the Project Area was selected based upon existing physical and economic conditions which demonstrate the need for redevelopment, conditions which are more specifically identified in the Unified Report prepared for the Plan. An increase in the Project Area's size is infeasible as a matter of law, and a reduction in the Project Area's size would diminish the redevelopment program's ability to address conditions of deficiency and disuse within the necessary area.

3.3 LIMITED REDEVELOPMENT ACTIVITIES

This alternative to the Project as proposed would be effectuated by reducing Agency activities and/or authority within the Project Area. The effect of such a reduction in Agency activities would vary with the specific reduction. For example, limiting Agency assistance in providing needed public improvements and facilities would reduce the likelihood that such improvements and facilities would be provided. Inasmuch as these improvements and facilities would mitigate existing deficiencies and growth-related impacts, the environmental impacts resulting from implementation of the Limited Redevelopment Activities Alternative would be greater than those occurring as a result of the proposed Project's implementation. Such restrictions or limitations would result in commensurate reductions in the Agency's ability to undertake the redevelopment program as contemplated by the Agency including: 1) reductions in public improvements and facilities provided, 2) a restricted ability to eliminate conditions of deficiency, and 3) a reduced ability to implement the goals, policies and implementation programs of the General Plan and SummerWind Ranch Specific Plan.

A specific example of the Limited Redevelopment Activities alternative to the Project would be to limit activity and prevent monies from being spent on public infrastructure improvements. In particular, these projects are designed to improve existing water, sewage and street systems (see Appendix B). Limiting Agency assistance in providing needed public improvements would reduce the likelihood that such improvements would be provided.

The impacts of this alternative would be that deficiencies now existing within these infrastructure systems would not be improved and the capacity of the systems to absorb growth would be very limited. Other redevelopment activities such as the financing of housing programs would also be limited by the current capacity of existing infrastructure.

In this example, the environmental benefits of no infrastructure improvements would be that short-term impacts from traffic disruption would be eliminated. Growth in population and traffic volumes would also be limited. These limitations would decrease certain environmental impacts such as air pollution, energy, and natural resource consumption in the short-term. However, assuming some growth will occur regardless of a redevelopment project, limiting infrastructure activity could be harmful to the environment.

In the final analysis, the Limited Redevelopment Activities alternative is not an environmentally superior alternative to the Project because the environmental benefits of the Limited Redevelopment Activities, such as a decrease in short-term impacts and long-term impacts are outweighed by the concomitant negative impacts that would result from limited redevelopment activity such as: 1) increased growth impacts on existing public facilities without upgrading those facilities and 2) the restrictions on the Agency's ability to improve current infrastructure deficiencies and undertake aesthetic improvements in the Project Area.

3.4 FINANCING ALTERNATIVE

The proposed redevelopment program is made possible, in large part, by the ability of the Agency to collect tax increment revenues over time from the Project Area and then use these revenues to fund improvements within the Project Area and adjacent areas where such funded improvements benefit the Project Area. An alternative to the Project would be to undertake a generally similar program relying solely upon alternative sources of revenue in lieu of using a portion of tax increment revenues obtained through redevelopment.

Selection of this alternative would supplant tax increment revenues with funds from a variety of programs and sources, all of which are insufficient in amount or breadth of purpose to accomplish the activities contemplated over the long term by the Agency. These alternative sources might include industrial development mortgage revenue bonds, Community Development Block Grant (CDBG) funds,[105] Economic Development Administration (EDA) funds, and in some cases, assessment districts and other county, state and federal assistance and funding programs. It should be noted, however, that federal and State grants are not always available, or available in consistent amounts, and require an ongoing monitoring and application process with the attendant waiting periods for approval.

In any event, the Redevelopment Plan authorizes the Agency to utilize all of the above financing sources and programs, as the City does now, in order to effect redevelopment of the Project Area. Moreover, the CCRL requires that the Agency give consideration to alternative financing sources when it proposes to provide public facilities and improvements with tax increment revenues, in effect causing the continued examination, consideration, and use of alternative financing sources throughout the term of the Plan.

A specific Financing Alternative would restrict financial resources to, for example, development mortgage revenue bonds. This alternative would severely limit rehabilitation and land

[105] The CDBG program, created in 1974, provides money to more than 1,000 cities that are required to use the funds in blighted areas or to assist people making low to moderate incomes.

write-down grants for construction of low/moderate housing units and other development projects. This is due to the overall reduction of availability in general revenue-sharing programs resulting from federal legislation. Legislation has effectively limited the availability and general attractiveness of these instruments to developers by imposing increasingly onerous restrictions and requirements on proposed developments. Therefore, the impacts of this specific alternative would make financing housing and other development projects more difficult, lessening the Agency's ability to increase and improve the number of affordable housing units in the Project Area and the community. With less available housing, housing values may increase, creating a problem of insufficient affordable housing throughout the community.

The reduction in available funds under this example Financing Alternative could result in the elimination or curtailment in scope of the projects and programs outlined in Appendix B of this EIR. Under this proposal, the Agency could again choose to eliminate projects related to public infrastructure improvements. Such elimination would reduce the likelihood that such improvements would occur. The positive impacts of such a choice are much the same as those identified for the Reduced Project Area alternative discussed above.

The negative return from this alternative would be, for example, that funding sources to reduce infrastructure deficiencies that now exist would be severely limited and such deficiencies would not be corrected.

Because one of the primary objectives of the Redevelopment Plan's long-term implementation is to finance utilities, drainage improvements, streets/sidewalks/curbs and related infrastructure improvements, an infrastructure-financing district could be considered as an alternative to the Project. Government Code Section 53395, et seq. permits cities and counties to create Infrastructure Financing Districts (IFDs) to pay for regional scale public works. IFDs can divert property tax increment revenues for 30 years to finance highways, transit, water systems, sewer projects, flood control, childcare facilities, libraries, parks, and solid waste facilities, but not for affordable housing (rehabilitation or construction). IFDs cannot pay for maintenance, repairs, operating costs, and services. Unlike redevelopment, the property in an IFD does not have to be blighted and an IFD cannot be established within a redevelopment area. The two financing mechanisms are self-exclusive. Forming an IFD is cumbersome. The city must develop an infrastructure plan, send copies to every landowner, consult with other local governments, and hold a public hearing. Every local agency that will contribute its property tax increment revenue to the IFD must approve the plan. Schools cannot shift their property tax increment revenues to the IFD. Once the other local officials approve, the city or county must still get the voters approval to: i) form the IFD (requires 2/3 voter approval)[106]; ii) issue bonds (requires 2/3 voter approval) and iii) set the IFDs appropriations limit (majority voter approval). Similar to redevelopment plans, IFDs provide a way for localities to purchase open space without raising property taxes; however, to be most achievable and effective an IFD should only be established in substantially undeveloped areas.

The Financing Alternative is inferior to the Project in that it does not meet the Project's objectives; no other sufficient financing vehicles available to the City currently exist that could sufficiently provide for the elimination of existing deficiencies in the Project Area, as well as

[106] A 2/3 vote of the registered voters in the proposed district, if there are at least 12 registered voters within the proposed district, or if there are fewer than 12 registered voters within the proposed district, a 2/3 vote of property owners within the proposed district. If the IFD proposes to issue bonds, it must obtain the approval of a majority of the legislative body of the city or county creating the district and of 2/3 of the district electorate.

reduce the risk of increased negative impacts caused by sporadic development and piecemeal growth which could occur in the area without redevelopment. There is no assurance that the alternative financing vehicles, which are presently available, will remain consistently available over the projected 30-year effective life of the Plan. The Agency anticipates, based upon the long-term reliability of tax increment financing, that tax increment revenues may be used for some mitigation activities for which there are no alternative financial resources available or expected to become available in the foreseeable future.

CONCLUSION

The Redevelopment Plan is subject to the General Plan/SummerWind Ranch Specific Plan land uses and all other planning goals and policies. As shown in Table 23 below, the Project, which is defined as the implementation of redevelopment activities by the Agency in the Project Area in accordance with the Redevelopment Plan, has potentially more environmental impacts than the No Project alternative, largely due to the Redevelopment Plan's potential to accelerate buildout of the General Plan in a more orderly, better financed fashion.

The Project also has marginally greater environmental impacts than the Reduced Project Area alternative, simply because if the Project Area is smaller, the acceleration of environmental impacts will be smaller. In both alternatives, however, ultimately General Plan buildout will occur, with or without the Redevelopment Plan.

TABLE 23
COMPARISON OF PROJECT ALTERNATIVES

Impact Topic	Proposed Project	No Project	Reduced Project Area
	Significant Unavoidable Adverse Impact		
Land Use & Planning	No	No	No
Population & Housing	No	No	No
Agriculture	No	No	No
Air Quality	Yes	Yes, but to Lesser Degree	Yes, but to Lesser Degree
GHGs	Yes	Yes, but to Lesser Degree	Yes, but to Lesser Degree
Energy Conservation	Yes	Yes, but to Lesser Degree	Yes, but to Lesser Degree

Source: Section 2.1 through 2.4 of Draft Program EIR
Urban Futures Inc. 2010

The Agency's primary goal is to eliminate blight, improve infrastructure and community facilities, revitalize economic health and increase jobs, and improve and increase affordable housing available to qualified persons and families within or for the benefit of the Project Area. The No Project Alternative will not achieve this goal because blight would not be addressed through any Agency redevelopment assistance. The Alternative/Reduced Project Area will not achieve the Agency's primary goal, because it would not serve the entire area qualified for redevelopment. The Financing alternative and the Limited Redevelopment Activities alternative would each achieve the Agency's goal in part, but the ultimate success of the Agency's redevelopment effort would be limited or reduced by the fiscal constraints imposed by each alternative. In the end, all alternatives to the Project, including the No Project Alternative, fall short of achieving the Agency's goal of blight elimination in the Project Area.

4.0 TOPICAL ISSUES

4.1 IRREVERSIBLE AND/OR UNAVOIDABLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION, SHOULD IT BE IMPLEMENTED

If the Redevelopment Plan is effectively implemented, the following irreversible environmental changes would be involved:

1. The development and maintenance of streets, storm drains, and other public facilities, as proposed in the Plan, will involve the irreversible consumption of natural resources in the form of construction materials, water, and energy sources. Money and manpower will be expended to develop and maintain the facilities. Private construction projects will also require the consumption of such resources.
2. The development of individual parcels in accordance with land uses designated in the General Plan and SummerWind Ranch Specific Plan will, for all intents and purposes, eliminate the possibility of development for other land uses.
3. A commitment of economic and manpower resources will be required for the long-term implementation of the Project.
4. Building materials and energy resources, including forest and mineral products, and electricity and gas, will be permanently committed in new development related to the long-term General Plan buildout of the Project Area.
5. Expenditures of money, manpower, and materials will be made to maintain adequate levels of public service to the greater community while those services are undergoing disruption and modification.
6. Overall, there may be impacts as documented within Section 2.0 of this EIR, due to the growth inducing nature of the Project.

The General Plan and SummerWind Ranch Specific Plan goals, policies and implementation programs and JP Ranch EIR mitigation measures incorporated herein, the mitigation measures recommended herein and the mitigation monitoring program, coupled with implementation of the redevelopment projects and programs will help ensure that all environmental impacts will be mitigated to levels less than significant, as feasible, except for certain potential significant impacts with respect to Air Quality, Greenhouse Gases and Climate Change, and Energy Conservation, which impacts cannot be wholly mitigated to less than significant levels, at least as projected at this time. With respect to these significant impacts, a statement of overriding considerations is required prior to the City Council's consideration of Redevelopment Plan adoption.

4.2 GROWTH INDUCING IMPACTS

Section 15126.2(d) of the State CEQA Guidelines requires that the growth inducing effects of a proposed CEQA Project be addressed in an environmental impact report. The evaluation of whether a project would result in growth inducing effects focuses on the consideration of factors, which are outlined in Section 15126.2(d). A project would be considered to have a growth inducing effect if it would:

1. Foster economic or population growth, or the construction of additional housing;
2. Remove obstacles of population growth;
3. Tax existing community service facilities; or
4. Encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

Based on the CEQA Guidelines, growth inducement is any growth that exceeds planned growth of an area and results in new development that would not have taken place without implementation of the project. Growth does not necessarily create significant physical changes to the environment.

However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects in an area. A project's growth-inducing potential is therefore considered significant if it could result in unavoidable significant impacts in one or more environmental issue areas.

If the Agency's redevelopment objectives are successfully achieved, redevelopment activities are expected to encourage an increase in the rate of residential, commercial, and light industrial growth within the parameters of the City's General Plan and SummerWind Ranch Specific Plan land use policies. Over its 30-year life the Project could result in an increase of 1,457 dwelling units increasing Project Area population by 3,546 persons due to development or redevelopment consistent with General Plan/SummerWind Ranch Specific Plan designated land uses at build out. General Plan buildout in the Project Area is also projected to result in an increase of 2,252,439 square feet of commercial development and 5,631 new commercial jobs along with 437,778 square feet of light industrial development and 1,459 new industrial jobs over existing conditions, which total 7,090 jobs for2,690,217 square feet of newly developed commercial/light industrial uses.

As determined in the Initial Study (Appendix A), the Agency does not anticipate that the Project will induce growth that would significantly adversely impact community facilities and service systems over the 30-year life of the Plan. In fact, the Agency anticipates that through improved infrastructure activities fostered by the Agency, community facilities, utilities, and service systems will be in some measure improved (see Appendix B, Projects, and Programs List).

In accordance with the goals and objectives of the Redevelopment Plan, the Project will help to eliminate existing impediments to development/redevelopment of the Project Area, which redevelopment activities will include substantial funding and efforts to improve infrastructure and public facilities, provide economic programs, and create jobs in conformance with the General Plan. The potential adverse effects of growth will also be experienced and may ultimately involve increased demand for public services and facilities necessary to support urbanization (e.g., utilities, public facilities), and increased consumption of water resources and traffic generation, among other resource impacts. However, projected growth that is consistent with the General Plan will not be immediate, but instead will occur over a period of 30 years; therefore, many related impacts are expected to be successfully absorbed on a gradual basis.

4.3 CUMULATIVE IMPACTS

As defined in CEQA Guidelines, Section 15355, cumulative impacts are *"...two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."* In the case of the Project, cumulative impacts could result from the impacts of proposed redevelopment activities in combination with other recently approved and pending development in the Project Area, the City or the surrounding community.

CEQA Guidelines, Section 15130, et seq., provide that an EIR must discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable (as defined in CEQA Guidelines Section 15065(c)). The cumulative impacts discussion must reflect the impact severity and likelihood of occurrence, but level of detail need not be as great as for evaluation of Project-specific impacts.

The discussion should be guided by standards of practicality and reasonableness and should focus on the cumulative impact to which the other projects contribute, rather than the attributes of other projects, which do not contribute to the cumulative impact. As described in Sections 2.4 and 2.5 of this Program EIR, cumulative impacts will result in the areas of air quality, greenhouse gas emissions and energy conservation as the direct or indirect result of Agency implementation of the Redevelopment Plan in accordance with the General Plan and the SummerWind Ranch Specific Plan in the Project Area, even after all feasible mitigation.

The Redevelopment Plan is a funding and administrative mechanism, which allows the goals, policies, and implementation programs of the General Plan and SummerWind Ranch Specific Plan to be more effectively implemented within the Project Area. As such, long-term, positive economic growth and physical growth are expected to occur within the Project Area consistent with the growth objectives of the General Plan/SummerWind Ranch Specific Plan, as they presently exist and as they may be amended in the future. The overriding purpose of the Redevelopment Plan's adoption is to eliminate blight and ensure orderly and well-planned growth within the Project Area and the City, in accordance with the General Plan, the SummerWind Ranch Specific Plan goals, policies and programs, and all other applicable local, regional, State and federal laws, regulations and guidelines.

Long-term implementation of projects and programs pursuant to the Plan in the Project Area could hasten realization of regionally cumulative and growth-inducing impacts upon the existing environmental setting. However, some amount of growth and related environmental impacts will inevitably occur at some point in the future, without the Redevelopment Plan, through the natural urban growth process within the City and larger County region.

The General Plan EIR cumulative analysis focuses on future development in the City and surrounding area, concluding that related projects in surrounding communities and General Plan buildout will add significant development to the area. For the entire planning area, the General Plan EIR projects the addition of 20,356 dwelling units, accommodating a population of 48,854 persons and 23 million square feet of industrial and commercial space in the General Plan planning area based on buildout of its land use designations (p.4-2). The General Plan EIR further projects energy use at General Plan buildout of 326 million kWh electricity and 249 million cubic feet of natural gas (2,490,000 therms) (p. 4-7). The Redevelopment Plan projections of cumulative impacts within the Project Area at General Plan buildout fall within these parameters.

4.4 EFFECTS FOUND LESS THAN SIGNIFICANT WITH MITIGATION

The Project will be a catalyst for long-term growth within the Project Area but, as shown in Section 4.2, above and as a matter of law, the Project cannot generate more extensive growth than is prescribed under the General Plan and SummerWind Ranch Specific Plan. As stated in section 2.5 herein, growth and the ensuing development in the Project Area may have potential impacts, which cannot be determined at this stage in the Redevelopment Plan adoption process. These impacts; however, will be reduced to less than significant levels with the imposition of the recommended mitigation measures as a condition of Redevelopment Plan adoption.

4.5 EFFECTS FOUND LESS THAN OR NOT SIGNIFICANT

Anticipated negative impacts resulting from the Project's long-term implementation are considered accepted effects of urbanization, consistent with, and necessary to ensure effective implementation of the General Plan and SummerWind Ranch Specific Plan. As previously discussed, the Land Use and Population topics were included in this Program EIR for background and cumulative comparison purposes. No significant impacts were determined and no mitigation measures were recommended.

The following Initial Study topics are not discussed in this Program EIR based on the conclusions outlined in the Initial Study/Environmental Checklist contained in Appendix A:

- Aesthetics
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Mineral Resources
- Noise
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

4.6 IMPACTS OF SIGNIFICANCE

The proposed Project is found to have potential unavoidable significant impacts upon Air Quality, Energy consumption and Greenhouse Gas production and Climate Change, which cannot be reduced to a less than significant level at this time, even with the inclusion of mitigation measures recommended as a condition of Project approval. Therefore, in order to proceed with adoption of the Plan, a statement of overriding considerations will be required pursuant to CEQA Guidelines, Section 15093 in certifying the Program EIR prior to such adoption.

5.0 PREPARERS AND CONTRIBUTORS TO THIS DOCUMENT

This Environmental Impact Report was prepared under contract to the Calimesa Redevelopment Agency by Urban Futures, Inc. (UFI). The following City and UFI staff was involved in the preparation of this document:

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6.0 AGENCIES, ORGANIZATIONS AND PERSONS CONSULTED IN PREPARING THE ENVIRONMENTAL IMPACT REPORT

Other than City staff identified in Section 5.0, people and organizations listed in Appendix D - Reviewing Agencies as recipients of the Notice of Preparation (NOP) and Initial Study/Environmental Checklist, and those comment letters received in response contained in Appendix E, no agencies, organizations, or persons were directly consulted in the preparation of this Program EIR. However, informational resources and data put forth by public agencies at the federal, State, regional and local levels, as well as other reference/ resources used in preparation of this document may be found in Section 8.0.

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7.0 DRAFT MITIGATION MONITORING PROGRAM

7.1 GENERAL

NEED FOR MONITORING PROGRAM

1. A monitoring program is required by Public Resources Code Section 21081.6.
2. A monitoring/reporting program is needed only for impacts, which would produce *significantly* adverse environmental impacts if not mitigated. With respect to this Project, the records of the proceedings upon which the Lead Agency bases its decision that changes or alterations will be incorporated into the Plan that will mitigate or avoid certain significant environmental effects will be placed on file with the City Clerk of the City of Calimesa following adoption and certification of the Final EIR, and adoption of the final Mitigation Monitoring Program.
3. The Environmental Impact Report must *clearly* identify which impacts would be significant if not mitigated. Conditions of approval must *clearly* identify conditions applied to mitigate significant impacts. *An ordinance or resolution certifying the EIR must adopt the Monitoring Program.*

TYPE OF CONDITIONS REQUIRING MONITORING

Where a mitigation measure is imposed, a monitoring program must be adopted. Some examples of the kinds of conditions requiring monitoring include:

1. CONDITIONS AFFECTING PERMANENT CONSTRUCTION

   These conditions affect the permanent design and location of a structure. Examples would include building height, land coverage, floor area ratio, landscaping buffers, etc.

2. CONSTRUCTION CONDITIONS

   These conditions affect the way construction is carried out. Examples would include hours of operation, erosion control plans, preservation, and protection of sensitive habitats, etc.

3. OPERATIONAL CONDITIONS

   These conditions apply throughout the usable life of a structure. Examples would include hours of operation, noise and odor control, occupancy limits, etc.

IMPACTS ASSESSED AND FOUND TO NOT NEED MITIGATION

As previously stated, the following impacts were reviewed and found, in light of the mitigation measures provided in the General Plan, not to require additional mitigation measures.

- Aesthetics
- Agricultural Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

7.2 ENVIRONMENTAL MITIGATION MONITORING PROCEDURES

Prior to approval of the Plan, a written monitoring program consistent with the provisions of Public Resources Code Section 21081.6 shall be prepared. This program shall be prepared to the specifications of the Planning Director or the designee, and shall include at a minimum the following items:

1. A comprehensive phasing program, listing in chronological order the estimated dates for initiation and completion of all adopted mitigation measures, public improvements, grading, and construction approved in connection with or applicable to the Redevelopment Plan.
2. A schedule of quarterly reports and meetings to review the status of all mitigation measures, project improvements, and terms of specific development agreements. The schedules shall identify the parties assigned to complete these reports, their addresses, and phone numbers. The reports will be used to verify the status of all required mitigation actions.
3. A listing of the City officials and any other individuals under contract to the City (hereinafter referred to as "monitors") assigned to monitor any specific portions of the mitigation program requiring specialized expertise. This list shall be approved by the Planning Director or the designee with respect to the technical expertise and qualifications of said monitors. Monitors shall have full access to the Project Area at any time during normal construction, business, or operating hours.
4. A checklist identifying all mitigation measures and the date of their proposed completion. The list will be signed by the appointed monitors (as designated per No. 3 above) upon completion of mitigation measures to demonstrate compliance with all applicable mitigation measures. The checklist shall be reviewed and approved by the Planning Director or the designee. *If mitigation measures are placed on the operation of the Project, monitoring shall continue for the life of the Plan.*
5. A signed "mitigation agreement," prepared or approved by the City Attorney, which shall bind the site specific project proponent to implement all required Project mitigation measures.

7.3 ENVIRONMENTAL MITIGATION MONITORING PROGRAM

INTRODUCTION

For the purposes of a Program Environmental Impact Report, it is not possible to prepare a detailed project-by-project mitigation monitoring program/checklist since the specific scope and nature of an individual project not yet proposed is unknown. The different and various land uses, specific project scope, location, timing of adjacent project(s), and many other factors affect the need, viability and usefulness of various mitigation measures. Many mitigation measures will apply almost universally to short-term construction impacts such as traffic congestion, air quality degradation, noise and/or vibration impacts on sensitive receptors. Longer term, the existing negative conditions for undertaking the project in the first place may lessen as project improvements are completed and implemented.

The procedures, when followed, as outlined in Section 7.2 above, should allow a flexible and focused project-specific list of mitigation measures.

SHORT- AND LONG-TERM MITIGATION MEASURES

Short-term impacts and mitigation measures generally will apply to the pre-construction and construction phases of an individual project implemented in the Project Area. Long-term impacts generally apply to the post-construction conditions of operations or management of the assets created in the construction or rehabilitation phase and are either project-specific or Project Area-wide. Often, once construction is complete, the immediate, adverse impacts of the project subside.

The long-term impacts of a project have stronger positive benefits; i.e., jobs or revenue streams to local agencies and government which must be balanced against negative environmental impacts. They also may result in small, incremental increases in amounts of traffic congestion, increased ambient noise levels, air quality degradation and the like.

MONITORING, ENFORCEMENT AND RESPONSIBILITY FOR IMPLEMENTATION

Each grouping of mitigation measures in the following section assigns responsibilities to various oversight authorities, and applicants/redevelopers. Whether private or public sector, responsibilities for the monitoring, enforcement and implementation of mitigation measures within each topical area are outlined for each mitigation measure. Short-term and/or long-term mitigation measures which need to be monitored, enforced and implemented include those associated with Air Quality.

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TABLE 24
MITIGATION AND MONITORING AND REPORTING PROGRAM
CALIMESA REDEVELOPMENT PROJECT AREA NO. 2

MITIGATION MEASURES	RESPONSIBLE ENTIT(IES)	ENFORCEMENT AGENC(IES)	MONITORING PHASE(S)	MONITORING AGENC(IES)
2.4.1 AIR QUALITY				
The following mitigation measures are recommended as a condition of Plan adoption:	Project Applicant Developer Redeveloper	City of Calimesa Redevelopment Agency for the City of Calimesa South Coast Air Quality Management District	Pre-Construction Construction	City Building Department City Planning Department South Coast Air Quality Management District
SHORT-TERM AQ 1: Agency sponsored, site-specific projects shall comply with SCAQMD Rules 402 and 403. During construction of Agency-assisted, site-specific projects in the Project Area, property owner/developers, and contractors shall comply with SCAQMD Rules 402 and 403 to assist in the reduction of fugitive dust emissions. **AQ 2**: Agency sponsored, site-specific projects shall comply with the SCAQMD's fugitive dust mitigation requirements. The "fugitive dust" category encompasses five general areas of fugitive dust emissions, including construction and demolition, materials handling, paved roads, unpaved roads, and storage piles. The SCAQMD has compiled fugitive dust mitigation measures in Tables XI-A through XI-E in its published "Fugitive Dust Mitigation Measure Tables," a part of the SCAQMD's CEQA Handbook. **AQ 3:** Agency sponsored, site-specific projects shall quantify PM2.5 emissions and compare the results to the SCAQMD's recommended PM2.5 significance thresholds. The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes and it provides regional and localized significance thresholds and mitigation measures **AQ 4:** Agency sponsored, site-specific projects shall reduce construction equipment emissions by use of low emission mobile construction equipment. Site-specific project property owners/developers/ contractors for Agency-assisted projects shall comply with CARB requirements for heavy construction equipment as follows: 1. Maintain construction equipment engines by tuning. 2. Use low sulfur fuel for stationary construction equipment as required by SCAQMD Rules 431.1 and 431.2. 3. Utilize existing power sources when available. 4. Configure parking to minimize traffic interference. 5. Minimize obstruction of through-traffic lanes. 6. Schedule construction operations affecting traffic for off-peak hours. 7. Site-specific project property owners/developers/contractors for Agency-assisted projects shall develop a traffic plan to minimize traffic flow interference from construction. The plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service. **AQ 5:** When preparing the air quality analysis for a proposed Agency assisted project, a localized significance analysis shall be completed by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. *LONG-TERM* **AQ 6.** The Agency shall ensure implementation of mitigation measures designed to reduce mobile and stationary emissions at the site-specific project level. To assist the Agency with identifying possible additional mitigation measures for such projects, the Agency is advised to refer to Chapter 11 of the SCAQMD's CEQA Air Quality Handbook for sample air quality mitigation measures and to Chapters 3, 4 and 5 of the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning for other mitigation guidance. Tables identifying mitigation measures include those for off-road engines, on-road engines, and harbor craft, ocean going vessels, locomotives, and fugitive dust. Emissions from these sources can be mitigated using a variety of technologies including, but not limited to, the following: repowering old engines; installing emission control technologies such as diesel oxidation catalysts, diesel particulate filters,				

TABLE 24 MITIGATION AND MONITORING AND REPORTING PROGRAM CALIMESA REDEVELOPMENT PROJECT AREA NO. 2				
MITIGATION MEASURES	RESPONSIBLE ENTIT(IES)	ENFORCEMENT AGENC(IES)	MONITORING PHASE(S)	MONITORING AGENC(IES)
or selective catalytic reduction; and using alternative technologies such as electrification, clean fuels, or water/fuel emulsions. **AQ 7:** The Agency shall review future development projects for potential air quality impacts pursuant to CEQA and require a CO Hotspot Analysis when any of the following occurs: 1. The ambient 8-hour CO concentration exceeds 9 ppm, as reported at the nearest ambient air quality monitoring station to the project site in the previous year. 2. Site-specific, project-generated traffic will cause the level of service (LOS) of any analyzed intersection in the project vicinity to degrade to LOS D, or worse. 3. Site-specific, project-generated traffic will be added to any intersection in the vicinity currently operating at LOS D or worse. **AQ 8:** The Agency shall require Agency assisted projects that are stationary pollution sources to minimize the release of toxic pollutants through: i) Design features; ii) Operating procedures; iii) Preventive maintenance; iv) Operator training; and v) Emergency response planning. **AQ 9:** The Agency shall require Agency assisted projects that are stationary air pollution sources to comply with applicable air district rules and control measures. **AQ 10:** The Agency shall require every Agency assisted project to mitigate any of its anticipated emissions, which exceed allowable emissions as established by the SCAQMD, the Environmental Protection Agency, and the CARB. It is recommended that all available new emissions control technologies be regularly reviewed and considered for implementation as mitigation measures at the time site-specific projects are proposed for Agency participation. Additional mitigation measures, as appropriate and necessary, may then be included as a condition of specific project approval.				
2.4.2 GREENHOUSE GAS EMISSIONS The following mitigation measures are recommended as a condition of approval of the Redevelopment Plan: **GG-1:** All Agency implementation projects shall comply with all applicable plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases, as currently exist and as may be amended in the future. **GG-2:** The Agency shall encourage rehabilitation and reuse of buildings whenever appropriate and feasible to reduce waste, conserve resources and energy, and decrease construction costs of projects in which the Agency participates. **GG-3:** As feasible, the Agency shall Incorporate green building practices into the planning, design, construction, management, renovation, operations, and demolition of all facilities that are constructed, owned, managed, or financed by the Agency.	Project Applicant Developer Redeveloper	City of Calimesa Redevelopment Agency for the City of Calimesa South Coast Air Quality Management District	Pre-Construction Construction	City Building Department City Planning Department South Coast Air Quality Management District
2.5 BIOLOGICAL RESOURCES The following mitigation measures will ensure that potential impacts to remaining habitat, special status species or wetlands	Project Applicant	City of Calimesa	Pre-Construction	City Building Department

TABLE 24
MITIGATION AND MONITORING AND REPORTING PROGRAM
CALIMESA REDEVELOPMENT PROJECT AREA NO. 2

MITIGATION MEASURES	RESPONSIBLE ENTIT(IES)	ENFORCEMENT AGENC(IES)	MONITORING PHASE(S)	MONITORING AGENC(IES)
on vacant or undeveloped land in the Project Area are reduced to less than significant levels. **B-1**. Prior to site-specific project development approval, a qualified biologist shall be retained by the project proponent to prepare a site-specific biological survey to determine the potential presence of wetlands, special status species, and/or suitable habitat for special status species and application of the appropriate "no net loss" mitigation measures for any identified impacts on same. **B-2**. No physical alteration of a development site or issuance of building permits shall occur within potentially biologically sensitive areas until evidence is submitted for review and approval by the Agency and the City Planning Division that either no listed flora or fauna species are present, or areas containing habitat for listed species have been avoided, or if avoidance is not possible, that all required consultations with the USFWS and/or DFG have occurred pursuant to the FESA and CESA, and evidence is provided of any necessary permits, approvals, or agreements from ACOE and DFG for removal of any wetland or riparian habitat and/or associated drainages. Future proposed development engendered by redevelopment shall be consistent with the provisions of any required consultations and associated permits or agreements. **B-3**. No physical alteration of a development site or issuance of building permits shall occur within existing grasslands or riparian areas until a breeding season survey is conducted by a qualified biologist during spring or early summer (from March 1 through August 15) near annual grasslands, large trees, and riparian areas. **B-4.** On parcels containing potential wetlands, an ACOE verified wetland delineation and jurisdictional determination of the parcel shall be completed before any earthmoving or grading activities within or adjacent to potential jurisdictional wetlands and drainages. If the ACOE determines that areas on the project site are jurisdictional, all work proposed in these areas shall be authorized by permits from the ACOE. All applicable permits from the DFG and RWQCB will also be obtained before construction in areas under the jurisdiction of these agencies, and provided to the Agency and City Planning Department prior to the initiation of ground disturbing activities or other construction activities. **B-5.** If construction activities occur within any creek channel, ditches with a defined bed and bank, or within the riparian woodland drip line, the project sponsor shall obtain the appropriate permits from the DFG. The project sponsor shall provide proof to the Agency and City Planning Division of compliance with the terms and conditions of the permits prior to issuance of the grading permit and prior to any construction in jurisdictional waters.	Developer Redeveloper	Redevelopment Agency for the City of Calimesa	Construction	City Planning Department
2.6 ENERGY CONSERVATION				
The following mitigation measures are recommended as a condition of approval of the Redevelopment Plan: **NRG 1**: All new Agency assisted development, including major rehabilitation, renovation, and redevelopment projects, shall incorporate energy conservation and green building practices to the maximum extent feasible and as appropriate to the project proposed for Agency participation to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. Such practices include, but are not limited to building sitting, orientation, and design, landscaping, transportation energy consumption reduction, recycling, and the use of active and passive solar heating and water systems.	Project Applicant Developer Redeveloper	City of Calimesa Redevelopment Agency for the City of Calimesa	Pre-Construction Construction	City Building Department City Planning Department

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8.0 COMMENTS RECEIVED ON THE DRAFT PROGRAM EIR

The following agencies, groups and/or individuals submitted written comments on the Revised Draft Program EIR prepared for the Redevelopment Plan; for which the 45-day review period ended March 17, 2011.

A. Riverside County Fire Department, dated February 9, 2011
B. State of California, Department of Transportation, dated February 4, 2011
C. Riverside County Sheriff Department in the capacity of the Calimesa Police Department, dated, February 2, 2011
D. South Coast Air Quality Management District, dated March 25, 2011

Copies of the written comments are included in this Section 8.0 in their entirety (including enclosures, if any), and Agency responses (including enclosures, if any) to the comments received follow in Section 9.0.

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RIVERSIDE COUNTY FIRE DEPARTMENT

IN COOPERATION WITH
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

John R. Hawkins ~ Fire Chief
210 West San Jacinto Avenue ~ Perris, CA 92570
(951) 940-6900 ~ www.rvcfire.org

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

BANNING
BEAUMONT
CALIMESA
CANYON LAKE
COACHELLA
DESERT HOT SPRINGS
INDIAN WELLS
INDIO
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
PALM DESERT
PERRIS
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RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

BOARD OF SUPERVISORS:

BOB BUSTER
DISTRICT 1

JOHN TAVAGLIONE
DISTRICT 2

JEFF STONE
DISTRICT 3

JOHN BENOIT
DISTRICT 4

MARION ASHLEY
DISTRICT 5

February 9, 2011

City of Calimesa
Redevelopment Agency
Ms. Judith Von Klug, Redevelopmemt Manager
908 Park Avenue
Calimesa, CA 92320

RE: Draft Program Environmental Impact Report for the Proposed Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2 (SCH # 2010011012)

Dear Ms. Judith Von Klug,

The Riverside County Fire Department appreciates the opportunity to review the Draft Program Environmental Impact Report for the City of Calimesa Redevelopment Project Area Number 2. The Riverside County Fire Department provides fire and emergency medical services to the project area and the City of Calimesa.

With respect to the referenced project (Redevelopment Project Area Number 2), the Riverside County Fire Department has no further comments.

The California Fire Code outlines fire protection standards for the safety, health, and welfare of the public. These standards will be enforced by the Fire Chief.

If I can be of further assistance, please feel free to contact me at (951) 940-6349 or e-mail at jason.neumann@fire.ca.gov

Sincerely,

Jason Neuman

Jason Neuman, Captain

Strategic Planning Division

Riverside County Fire Department

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING
464 WEST 4th STREET, 6th Floor MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-6890
TTY (909) 383-6300

Flex your power!
Be energy efficient!

February 4, 2011

Judith Von Klug & Julia L. Myhra
City of Calimesa
c/o Urban Features, Inc.
3111 N. Tustin Street, Suite 230
Orange, CA 92865

Draft Program Environmental Impact Report for the Proposed Calimesa Redevelopment Project Area No. 2. SCH# 2010011012. 08-Riv-10-PM 0.0/4.4

Dear Ms. Von Klug/Myhra,

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review the Proposed Calimesa Redevelopment Project Area No. 2 (NOP) and for your consideration of these and future comments. The project Area consists of two sub-areas totaling approximately 1,250 acres, located within the City of Calimesa incorporated limits. The projects primary objective is to provide a variety Agency-assisted redevelopment activities designed to lessen or eliminate documented blight conditions within the Project Area. Such activities might include, but are not limited to: i) provision of affordable housing; ii) construction and/or rehabilitation of structures; iii) infrastructure upgrades for wastewater, storm drainage, water and traffic circulation systems; iv) economic development; and v) other improvements as permitted by the CCRL. While not proposed as specific projects at this time, these are possible activities that may be undertaken by the Agency within or for the benefit of the project Area over the 30-year effective life of the redevelopment plan.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Calimesa, due to the Project's direct impact to State facilities it is also subject to the policies and regulations that govern the SHS.

Our area of concern, pertaining to State facilities, include transportation/traffic issues in which the initial study identifies as having potentially less than significant impacts. However, due to this project's potential to increasing vehicular trip generation and adversely affecting the Level of Service at certain intersections, it has been determined that a Traffic Impact Study is needed to determine traffic-circulation impacts to the SHS. The following is a guideline for the Traffic Study:

Traffic Study

- A traffic impact study is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies* which is located at the following website:

http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- It is recommended that the Traffic Study includes a Synchro Analysis for the I-10 all ramp termini interchanges impacted by the Project.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.

- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".

- Clearly indicate LOS with and without improvements.

- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

- All State-owned signalized intersections affected by this project should be analyzed using the intersecting lane vehicle (ILV) procedure from the Caltrans Highway Design Manual, Topic 406, and page 400-21.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

- The data used in the TIS should not be more than 2 years old.

- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

- Mitigation measures to State facilities should be included in the traffic impact analysis. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

- The lead agency should monitor impacts to insure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented.

- Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

Additionally, we recommend the traffic study to be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues.

If future development is anticipated to impact State facilities drainage system please consider the following when development occurs:

Hydrology and Grading

- Verify capacity of existing drainage structures within R/W where connections between private and Caltrans systems are proposed.

- Provide mitigation measures that offset drainage impacts to existing State drainage facilities.

- Existing capacity of affected State drainage systems cannot be exceeded. Should 100-year project runoff volumes be determined to exceed the maximum capacity of the existing State drainage facilities, construction of on-site detention basins, new drainage systems or other impact mitigation will be required.

- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent I-10 drainage facilities must be identified and analyzed in a project hydrology study.

- Future review of project drainage design will include an evaluation of runoff impacts to adjacent State R/W. Where applicable, compliance with pertinent National Pollutant Discharge Elimination System (NPDES)/water quality standards will be required.

- Ensure that "best management practices" (BMP's) used to treat site runoff entering State R/W are in compliance with all applicable National Pollution Discharge Elimination System (NPDES) or State Regional Water Resources Board regulations.
- Project grading and drainage impacts affecting State R/W should be identified and addressed prior to project approval.
- To ensure that proposed site grading and drainage design does not result in an adverse impact to State R/W, we ask that a requirement to review plans and provide written construction clearance be included among the project conditions of approval.
- Prior to issuance of construction permits, please forward copies of site grading and drainage plans when available so that we may determine the extent of project impact to the adjacent State right-of-way.
- To ensure that State R/W impacts associated proposed grading, landscaping, and construction of parking structures and walls are identified, our review of rough and/or precise grading, landscape and building plans will be required.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joe Shaer at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

Subject: Comments sent from Riverside County Sheriff Dept. (Calimesa Police)
From: Captain Ross Koepp, Riverside County Sheriff Dept.
Date: February 2, 2011

Greetings! I received the DEIR for Calimesa Redevelopment Project #2 (SCH#2010011012) from Randy and had a couple questions as it pertains to eventual police services for the proposed project #2. I've scanned and highlighted references on a couple of pages that pertain to my questions. I'll reference the questions by page # as they appear on the attached. On Page 55 paragraph 2, last sentence it indicates that "police protection services are expected to be insignificant after mitigation" however the box at the top is checked "Less Than Significant" rather than the box to the left (which states "Less than Significant with Mitigation Incorporation" which seems more in line with what the referenced paragraph states). The two seem in conflict. Am I reading this wrong or was it just an error in the report? Then on the following page (page #56) paragraph 1, it seems to contradict what was said on the previous page, and is more in line with the box that was checked at the top of page #55. This is all a little confusing to me. Based on the projections at build-out of an increase in population of 5,406 in Project #2 area (nearly double the existing population of Calimesa) I believe that the project, when completed would have significant impact on police services if not mitigated (and thus my concern with the confusion in the language on pages #55 & #56).

That said, it appears that mitigation measure 3.11-4 (last page of scan), addresses police service mitigation fees and costs prior to the issuance of building permits, which may address my previous questions/concerns above, however I would caution that depending on when building does occur, these fee's may need to be revisited to reflect the actual cost of providing police services at the time. As the city and our Department has found out, the cost of police services continue to rise as previous support provided by the State/County in many areas continues to diminish, thus pushing the cost downward to the "user" level.

It is probably way to premature to make the following suggestion, but as a recommendation, when that time comes, fee's should support the one officer/deputy per 1,000 population formula (that is nationally recognized/recommended) which would equate to (5) additional deputies or a 2nd full-time deputy in the city at build-out. I would also suggest that if the development includes substantial residential family housing, additional fees be considered to fund or off-set the cost of a school resource officer at the middle/high school. Often with cities, this is a shared cost between the city and school district. That is yet to be determined but I would offer that fees charged at the time should reflect projected actual service needs, and that service needs should be all inclusive (ie, patrol, traffic, school resource officer(s), etc) to reflect needs when that time comes.

Hope I didn't confuse you with my babble...

Regards,

Ross

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

Given the Agency's redevelopment objectives outlined in this Initial Study, and the General Plan and specific plans goals and policies for achieving and maintaining fire protection standards in the community, it is reasonable to conclude that the adoption and implementation of the Redevelopment Plan will not create significant adverse impacts on fire protection. Further evaluation of fire protection services will not be included in the Program EIR for the Project.

ii) Police protection? ☐ ☐ ☒ ☐

The General Plan EIR Exhibit B found that future development in the project area will require the provision of public services and infrastructure including police protection services and other governmental services. Future development will require the expansion of service areas and increases in staffing and equipment in order to meet the greater demand. Crimes. traffic and traffic accidents will increase proportionally with the increase in population. Adjustments in police department staffing and equipment will be necessary as new development occurs in the City. Exhibit B concluded the impacts of new development on public services may be reduced through policies and implementation programs that call for the provision of adequate public services to serve new developments in the City, and that the impact of new development on such services can be mitigated with programs in the General Plan because timely provision of services as development takes place will prevent deterioration in existing service levels or inadequate services. Exhibit B further concluded that impacts on police protection services are expected to be insignificant after mitigation.[108]

The General Plan Land Use Element, in addressing growth management promulgates the following goal: Goal 2: "In order to preserve the quality of life, the character of the community, and to manage growth in Calimesa, allow development which is contiguous or close to existing development and in conjunction with the availability of infrastructure, public facilities and services." In support of this goal, Policy 2.1 provides that development pay its "fair share" of the cost of providing adequate public services, infrastructure and facilities. With respect to the provision of public services, General Plan Land Use Element, Goal 12 provides, among other things, that Plan for the location of convenient and adequate public services, such as libraries, schools, and fire stations to serve the existing and future residents of the City, and applicable supporting policies.[109] Any specific development proposal in the Project Area is required to pay a fair share as mitigation for any impacts to public services. The City's Municipal Code authorizes development impact fees on the issuance of all building permits or other initial entitlement of uses to finance the cost of public facilities and other improvements, including police protection services.[110]

With respect to the SummerWind Ranch Specific planning area (including most of Subarea A), the SummerWind Ranch EIR determined that specific plan development would increase the demand for police protection services (Impact PS2), and recommended one mitigation measures (MM-PS2-1), impacts fees, incorporated herein by reference, to reduce the impacts to less than significant levels.[111]

The JP Ranch EIR also identifies increased need for police protection services (Impact 3.11.3) in its development planning area (most of Subarea B), and recommends Mitigation Measure 3.11-4, development impact fees, incorporated herein by reference, to reduce the impact to less than significant.[112]

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[108] General Plan EIR, Exhibit B, Public Services, p. 7.
[109] General Plan Land Use Element, p. 1-12.
[110] City of Calimesa, City Council Ordinance No. 260, 2007; Municipal Code Chapter 18.115.
[111] SummerWind Ranch EIR, Section 3.9, Public Services, pp. 3.9-1 through 3.9-12; Executive Summary, Table ES-2, pp. ES-35, ES-36.
[112] JP Ranch EIR, Section 3.11 Public Services and Utilities; pp. 3.11-1 to 3.11-8, Executive Summary, p. ES-19.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

Given the Agency's redevelopment objectives outlined in this Initial Study, and the General Plan and specific plans goals and policies for achieving and maintaining police protection standards in the community, it is reasonable to conclude that the adoption and implementation of the Redevelopment Plan will not create significant adverse impacts on police protection. Further evaluation of police protection services will not be included in the Program EIR for the Project.

iii) Schools? ☐ ☐ ☐ ☒

The General Plan EIR Exhibit B found that future development in the project area will require the provision of public services including school services, among other governmental services. Future development will require the expansion of service areas and increases in staffing and equipment in order to meet the greater demand. school services will need to be augmented with increases due to increases in population in the planning area. The General Plan EIR estimated approximately 16,285 students will be residing in Calimesa at buildout. Exhibit B concluded the impacts of new development on public services may be reduced through policies and implementation programs that call for the provision of adequate public services to serve new developments in the City, and that the impact of new development on such services can be mitigated with programs in the General Plan because timely provision of services as development takes place will prevent deterioration in existing service levels or inadequate services. Exhibit B further concluded that impacts on school services are expected to be insignificant after mitigation. [113]

The General Plan Land Use Element, in addressing growth management promulgates the following goal: Goal 2: "*In order to preserve the quality of life, the character of the community, and to manage growth in Calimesa, allow development which is contiguous or close to existing development and in conjunction with the availability of infrastructure, public facilities and services.*" In support of this goal, Policy 2.1 provides that development pay its "fair share" of the cost of providing adequate public services, infrastructure and facilities. With respect to the provision of public services, General Plan Land Use Element, Goal 12 provides, among other things, that Plan for the location of convenient and adequate public services, such as libraries, schools, and fire stations to serve the existing and future residents of the City, and applicable supporting policies. Additionally, Goal 13 provides, "*Coordinate planning and development proposals with the affected school district to ensure that adequate school facilities and services can be provided in a timely manner.*" [114] Supporting General Plan policies include: 13.1) Prior to project approval, allow the affected school district to review proposed developments and programs in the City which are likely to affect school services or facilities.13.2) Prior to the approval of projects which are likely to generate students, the applicant shall be required to mitigate school impacts to the full extent permitted by state law through land dedications, payment of fees, participation in a special assessment district, or any combination of the above. 13.3) When proposed developments cannot be served by existing school facilities and services, the City shall work with the developer and the school district in exploring options for service provision or facility funding. 13.4) The City shall work with the school districts to discourage the designation of attendance boundaries which split neighborhoods. [115]

With respect to the SummerWind Ranch Specific planning area (including most of Subarea A), the SummerWind Ranch EIR determined that specific plan development would increase the demand for schools (Impact PS3), and recommended two mitigation measures (MM-PS3-1 and 3-2), incorporated herein by reference, including statutory fees, to reduce the impacts to less than significant levels.[116]

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[113] General Plan EIR, Exhibit B, p. 7.
[114] General Plan Land Use Element, p. 1-12.
[115] General Plan Land Use Element, pp. 1-12, 1-13.
[116] SummerWind Ranch EIR, Section 3.9, Public Services, pp. 3.9-1 through 3.9-12; Executive Summary, Table ES-2, pp. ES-35, ES-36.

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
PUBLIC UTILITIES AND SERVICES						
Mitigation Measure 3.11-1 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the school services impact fees of the Yucaipa-Calimesa Unified School District. The current fees are $2.05/square feet and a Level 2 fee of $0.80/square feet.	Building Permit Phase.	Yucaipa-Calimesa Unified School District, City of Calimesa building department	The Developer shall provide to the City of Calimesa proof of fee payment prior to the issuance of Building Permits.	This mitigation measure requires payment of School Impact fees to the appropriate local school district.		
Mitigation Measure 3.11-2 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the City of Calimesa Development Impact Fees for fire services. The current fees are $140.02/residential dwelling unit and $0.05/square feet of commercial and park uses.	Building Permit Phase.	City of Calimesa.	The Developer shall provide to the City of Calimesa proof of fee payment prior to the issuance of Building Permits.	This mitigation measure requires payment of Development Impact fees to the appropriate fire district.		
Mitigation Measure 3.11-3 Prior to the issuance of a building permit the developer shall demonstrate to the City that all water mains and fire hydrants providing fire flows will be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or 787, subject to the approval by the Riverside County Fire Department.	Building Permit Phase.	City of Calimesa	The Developer shall provide to the City of Calimesa proof of Riverside County Fire Department plan approval prior to the issuance of Building Permits	This mitigation measure requires that the developer demonstrate that all water mains and fire hydrants are constructed in accordance with established criteria.		
Mitigation Measure 3.11-4 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the City of Calimesa Development Impact Fees for police services. The current fees are $32.86/residential dwelling unit and $0.015/square feet of commercial and park uses.	Building Permit Phase.	City of Calimesa	The Developer shall pay fees prior to the issuance of Building Permits.	This mitigation measure requires payment of Impact fees for Police services.		
Mitigation Measure 3.11-5 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the water service connection fees of the Yucaipa Valley Water District.	Building Permit Phase.	City of Calimesa, Yucaipa Valley Water District	The Developer shall provide to the City of Calimesa proof of fee payment prior to the issuance of Building Permits.	This mitigation measure requires payment of water service connection fees to the appropriate agency.		

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

E-MAILED: MARCH 25, 2011

March 25, 2011

Ms. Judith Von Klug, Redevelopment Manager
JVonKlug@cityofcalimesa.net
Calimesa Redevelopment Agency
908 Park Avenue
Calimesa, CA 92320

Draft Program Environmental Impact Report (Draft Program EIR) for the Proposed Redevelopment Plan for the Calimesa Redevelopment Project No. 2

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final CEQA document.

In the project description, the lead agency proposes the redevelopment of an approximate area totaling 1,143 acres. Included in this proposal is the possibility of construction of residential properties that could be located near the Interstate 10 Freeway. Recent research indicates that there is an increased health risk for those living within close proximity to a freeway. The California Air Resources Board (CARB) has published the "Air Quality and Land Use Handbook: A Community Health Perspective (April 2005)." This document is intended to serve as a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. The SCAQMD recommends that the lead agency review the Handbook guidelines while completing its plan and consider the recommendations that apply to the siting of sensitive receptors. The Air Quality and Land Use Handbook: A Community Health Perspective is available at the following website: http://www.arb.ca.gov/ch/landuse.htm .

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final Program EIR. The AQMD staff is available to work with the Lead Agency to address these issues and any other air quality questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Sincerely,

Ian MacMillan
Program Supervisor, Inter-Governmental Review
Planning, Rule Development & Area Sources

IM:GM

RVC110209-01
Control Number

9.0 RESPONSES TO COMMENTS RECEIVED ON THE DRAFT PROGRAM EIR

The following agencies, groups and/or individuals submitted written comments on the Revised Draft Program EIR prepared for the Redevelopment Plan; for which the 45-day review period ended March 17, 2011.

A. Riverside County Fire Department, dated February 9, 2011
B. State of California, Department of Transportation, dated February 4, 2011
C. Riverside County Sheriff Department in the capacity of the Calimesa Police Department, dated, February 2, 2011
D. South Coast Air Quality Management District, dated March 25, 2011

The written comments have been reproduced and included in the Final Program EIR as Section 8.0 Comments Received on the Revised Draft EIR. Each commenting entity has been assigned a letter (A, B, C), and, if appropriate, each comment (by paragraph) numbered 1 through –; e.g., 2, etc., so that specific responses can be made to specific comments.

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April 20, 2011

RESPONSE TO COMMENT A

Jason Neuman, Captain
Strategic Planning Division
Riverside County Fire Department
210 West San Jacinto Avenue
Perris, CA 92570

Re: Comments by the Riverside County Fire Department (RCFD), dated February 9, 2011, on the Draft Environmental Impact Report (DEIR), SCH #2010011012 for the Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2 (the "Redevelopment Plan" or the "Project Area," as applicable)

Dear Mr. Neuman:

The Calimesa Redevelopment Agency (the "Agency") acknowledges the RCFD's comments on the above referenced DEIR. This response is being sent to you pursuant to State of California Public Resources Code Section 21092.5, which requires that"...at least 10 days prior to certifying an environmental impact report, the lead agency shall provide a written proposed response to a public agency on comments made by that agency." The certification of the Final Program EIR is scheduled for May 2, 2011 or later. The RCFD's comments are responded to as follows:

The comment is noted that the California Fire Code that outlines fire protection standards for the safety, health, and welfare of the public will be enforced by the Fire Chief.

Your letter and this response are included in "Comments and Responses to Comments on the DEIR", respectively, of the Final EIR for the Project. Thank you for your participation in the CEQA process for the Project.

Sincerely,

Randy Anstine
City Manager
City of Calimesa

April 20, 2011

RESPONSE TO COMMENT B

Daniel Kopulsky, Office Chief
Community Planning/IRG-CEQA
State of California, Department of Transportation
District 8, Planning
464 West 4th Street, 6th Floor MS 725
San Bernardino, CA 92401-1400

Re: Comments by the Department of Transportation (DOT), dated February 4, 2011, on the Draft Environmental Impact Report (DEIR), SCH #2010011012 for the Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2 (the "Redevelopment Plan" or the "Project Area," as applicable)

Dear Mr. Kopulsky:

The Calimesa Redevelopment Agency (the "Agency") acknowledges the DOT's comments on the above referenced DEIR. This response is being sent to you pursuant to State of California Public Resources Code Section 21092.5, which requires that"...at least 10 days prior to certifying an environmental impact report, the lead agency shall provide a written proposed response to a public agency on comments made by that agency." The certification of the Final Program EIR is scheduled for May 2, 2011 or later. The DOT's comments are responded to as follows:

As stated in the Initial Study for the Redevelopment Plan, the General Plan Circulation Element provides a plan to meet existing and future travel demands for automobiles to meet the projected needs of the community and the City's projected transportation goals. As future site-specific projects are proposed within the Project Area for development or redevelopment, and reviewed for their specific potential environmental impacts in compliance with CEQA requirements, additional project-specific evaluation, traffic studies and ensuing site specific mitigation measures may be required as a condition of such project approval. No significant adverse impacts are anticipated to occur with respect to the individual or cumulative exceedance of LOS standards established by the Congestion Management Plan not previously addressed by the General Plan EIR for the City Planning Area, including the Project Area.

As stated in the Draft EIR, no site specific redevelopment implementation projects have been identified at this time and as also stated in the Draft EIR, all site specific,

redevelopment implementation projects proposed for the Agency participation and/or assistance are required to be consistent with the City's General Plan and Zoning Ordinance and such projects shall comply with all applicable federal, State, regional and local regulations, codes and guidelines, as appropriate and necessary.

Your letter and this response are included in "Comments and Responses to Comments on the DEIR", respectively, of the Final EIR for the Project. Thank you for your participation in the CEQA process for the Project.

Sincerely,

Randy Anstine
City Manager
City of Calimesa

April 20, 2011

RESPONSE TO COMMENT C

Ross Koepp, Captain
Riverside County Sheriff Department (Calimesa Police Department)
50290 Main Street
Cabazon, CA 92230

Re: Comments by the Riverside County Sheriff Department (RCSD), dated February 2, 2011, on the Draft Environmental Impact Report (DEIR), SCH #2010011012 for the Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2 (the "Redevelopment Plan" or the "Project Area," as applicable)

Dear Mr. Koepp:

The Calimesa Redevelopment Agency (the "Agency") acknowledges the RCSD's comments on the above referenced DEIR. This response is being sent to you pursuant to State of California Public Resources Code Section 21092.5, which requires that"...at least 10 days prior to certifying an environmental impact report, the lead agency shall provide a written proposed response to a public agency on comments made by that agency." The certification of the Final Program EIR is scheduled for May 2, 2011 or later. The RCSD's comments are responded to as follows:

As stated in the Initial Study for the Redevelopment Plan, the Calimesa General Plan EIR Exhibit B concluded that impacts on police protection services are expected to be insignificant after mitigation through policies and implementation programs of the General Plan. Therefore, the Initial Study concluded that the proposed Redevelopment Plan would not require additional mitigation measures and would have a less than significant impact with regard to police protection.

The comment is noted and the Agency concurs that at the time of future site-specific projects are proposed within the project Area, Police fee's should support the one officer/deputy per 1,000 population formula (that is nationally recognized/recommended) which would equate to (5) additional deputies or a 2nd full-time deputy in the City at build-out. Also, the Agency concurs that if future site-specific development included substantial residential family housing, additional fees be considered to fund or off-set the cost of a school resource officer at the middle/high school.

As stated in the Draft EIR, no site specific redevelopment implementation projects have been identified at this time and as also stated in the Draft EIR, all site specific, redevelopment implementation projects proposed for the Agency participation and/or assistance are required to be consistent with the City's General Plan and Zoning Ordinance and such projects shall comply with all applicable federal, State, regional and local regulations, codes and guidelines, as appropriate and necessary.

Your letter and this response are included in "Comments and Responses to Comments on the DEIR", respectively, of the Final EIR for the Project. Thank you for your participation in the CEQA process for the Project.

Sincerely,

Randy Anstine
City Manager
City of Calimesa

April 20, 2011

RESPONSE TO COMMENT D

Ian MacMillan, Program supervisor, Inter-Governmental Review
Planning, Rule Development & Area Sources
South coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765-4178

Re: Comments by the South Coast Air Quality Management District (SCAQMD), dated March 25, 2011, on the Draft Environmental Impact Report (DEIR), SCH #2010011012 for the Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2 (the "Redevelopment Plan" or the "Project Area," as applicable)

Dear Mr. MacMillan:

The Calimesa Redevelopment Agency (the "Agency") acknowledges the SCAQMD's comments on the above referenced DEIR. This response is being sent to you pursuant to State of California Public Resources Code Section 21092.5, which requires that"…at least 10 days prior to certifying an environmental impact report, the lead agency shall provide a written proposed response to a public agency on comments made by that agency." The certification of the Final Program EIR is scheduled for May 2, 2011 or later. The SCAQMD's comments are responded to as follows:

The comment is noted that recent research indicates that there is an increased health risk for those living within close proximity to a freeway and that the "Air Quality and Land Use Handbook: A Community Health Perspective (April 2005)" is available to serve as a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

As stated in the Draft EIR, no site specific redevelopment implementation projects have been identified at this time and as also stated in the Draft EIR, all site specific, redevelopment implementation projects proposed for the Agency participation and/or assistance are required to be consistent with the City's General Plan and Zoning Ordinance and such projects shall comply with all applicable federal, State, regional and local regulations, codes and guidelines, as appropriate and necessary.

Your letter and this response are included in “Comments and Responses to Comments on the DEIR”, respectively, of the Final EIR for the Project. Thank you for your participation in the CEQA process for the Project.

Sincerely,

Randy Anstine
City Manager
City of Calimesa

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APPENDICES

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APPENDIX A
NOP AND
INITIAL STUDY/
ENVIRONMENTAL CHECKLIST

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CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF PREPARATION
(CEQA Guidelines, Section 15082(a))

TO: All Interested Persons

FROM: Calimesa Redevelopment Agency, 908 Park Avenue, Calimesa, California 92320

SUBJECT: Notice of Preparation of a Draft Program Environmental Impact Report

PROJECT TITLE: Proposed Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2

Please take notice that, pursuant to the California Environmental Quality Act (CEQA), the Calimesa Redevelopment Agency (the "Agency") will be the Lead Agency and will prepare a draft program Environmental Impact Report (the "Draft EIR") for the proposed Calimesa Redevelopment Project Area No. 2 (the "Project," or "Project Area") for the purpose of improving existing deleterious physical and economic conditions in certain parts of the City not currently within a redevelopment project in accordance with the requirements of the California Community Redevelopment Law (CCRL; Health and Safety Code Section 33000, *et seq.*)

The Project Area map and Initial Study/Environmental Checklist (with project description) for the Project are included with this Notice. As described in the Initial Study, the following subject areas will be further analyzed in the EIR: Agriculture, Air Quality, Land Use/Planning, Population/Housing and Mandatory Findings of Significance.[1] *We respectfully request the guidance of your agency with specific detail about the scope and content of the environmental information related to your area of statutory responsibility which must be included in the Draft EIR in connection with the possible adoption of the Project.* The response, at a minimum, shall identify the significant environmental issues and reasonable alternatives and mitigation measures that you will need to have explored in the Draft EIR. The response shall also identify whether your agency will be a Responsible Agency or Trustee Agency for the project.

For general reference, the Project Area is located within the incorporated limits of the City of Calimesa, State of California, and is located on the USGS 7.5 Minute Quadrangle map entitled: El Casco. Calimesa coordinates: 33°59'17"N 117°2'35"W(33.988116, -117.042918).[2] In accordance with CEQA Guidelines, Section 15072(g)(5), no sites within the Project Area are identified as hazardous waste facilities, land designated as hazardous waste property, and/or hazardous waste disposal sites on lists enumerated under Government Code Section 65962.5.[3]

Due to the time limits mandated by CEQA, your response should be received at the earliest possible date, **but not later than close of business February 5, 2010**. If a Responsible Agency fails to reply within 30 days of receipt of this notice with either a response, or a well-justified request for additional time, the Lead Agency may assume that the Responsible Agency has no response to make and may ignore a late response. Please send your response to Ms. Julia L. Myhra, Planner, Urban Futures, Inc., 3111 N. Tustin St., Suite 230, Orange, California 92865; telephone: (714) 283-9334; email: juliem@urbanfuturesinc.com or to the Agency at the address below. Please provide a name, telephone number, and email address for a contact person in your agency.

Signature: Judith Von Klug Date: January 5, 2010

Judith Von Klug, Redevelopment Manager
Calimesa Redevelopment Agency
908 Park Avenue, Calimesa, California 92320
Telephone: (909) 795-9801

Reference: California Environmental Quality Act, Guideline Sections 15082(a), 15103, 15375.

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[1] Although the Initial Study has determined that there are no significant adverse impacts in the land use/planning and population/housing areas of environmental concern, these two topics will be included in the Draft EIR for the Redevelopment Plan in order to provide the appropriate context for other discussion and analysis contained therein.

[2] US Gazetteer files: 2000 and 1990; http://www.census.gov/geo/www/gazetteer/gazette.html

[3] State of California, Department of Toxic Substances Control, EnviroStor Database, http://www.envirostor.dtsc.ca.gov/public/

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ENVIRONMENTAL CHECKLIST FORM

INITIAL STUDY

I. PROJECT INFORMATION

1. Project Title:

Proposed Calimesa Redevelopment Project Area No. 2 (the "Project" or "the Project Area")

2. Lead Agency Name and Address:

Calimesa Redevelopment Agency (the "Agency")
908 Park Avenue, Calimesa, California 92320

3. Contact Person and Phone Number:

Judith Von Klug, Redevelopment Manager, City of Calimesa; (909) 795-9801

4. Project Location:

The Project Area consists of two sub-areas, Subarea A and Subarea B totaling approximately 1,250 acres, located within the City of Calimesa incorporated limits, as shown in the attached Proposed Project Area Map.

5. Project Sponsor's Name and Address:

Same as Lead Agency above.

6. General Plan Land Use Designation(s):

General Plan designated land uses in the Project Area are: Residential Rural, Residential Low, Residential Low/Medium, Residential Medium, Residential High, Commercial Neighborhood, Commercial Regional, Open Space, Quasi-Public and Utility Easement.[4] The Oak Valley Specific Plan Area No. 1, as amended by SummerWind Ranch Amendment No. 1, further designates land uses in Sub-Area A of the Project Area as Residential – Manors, Residential – Villas, Residential Cottages; Residential Bungalows, Business Park, Commercial, Schools, Open Space and Park.[5]

7. Zoning Designation(s):

The Project Area zoning designations are consistent with General Plan Land Use designations.

8. Description of Project (Summary):

The Project's primary objective is to provide for a variety Agency-assisted redevelopment activities designed to lessen or eliminate documented blight conditions within the Project Area pursuant to the California Community Redevelopment Law (CCRL; Health and Safety Code, Section 33000, *et seq.*). Such activities might include, but are not limited to: i) provision of affordable housing; ii) construction and/or rehabilitation of structures; iii) infrastructure upgrades for wastewater, storm drainage, water and traffic circulation systems; iv) economic development; and v) other improvements as permitted by the CCRL. While not proposed as specific projects at this time, these are possible activities that may be undertaken by the Agency within or for the benefit of the Project Area over the 30-year effective life of the redevelopment plan.

9. Surrounding Land Use and Settings: Briefly describe the project's surroundings:

The areas surrounding the proposed Project Area are existing residential, commercial, agricultural and undeveloped land uses.

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

Planning Commission of the City of Calimesa, City Council of the City of Calimesa

[4] Calimesa General Plan Land Use Map.

[5] SummerWind Ranch Land Use Map, January, 2005.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☒ Agriculture Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality	☒ Land Use/Planning*
☐ Mineral Resources	☐ Noise	☒ Population/Housing*
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☒ Mandatory Findings of Significance	

**Although the Initial Study has determined that there are no significant adverse impacts in the land use/planning and population/ housing areas of environmental concern, these two topics will be included and evaluated in the draft program environmental impact report for the Redevelopment Plan order to provide the appropriate context for other discussion and analysis contained therein.*

III. LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

	January 5, 2010
Signature	*Date*
Judith Von Klug, Redevelopment Manager	**Calimesa Redevelopment Agency**
Printed Name, Title	*For*

IV. DEFINITIONS

The following bold terms shall have the following meanings, unless the context in which they are used clearly requires otherwise:

"Agency" means the Calimesa Redevelopment Agency. Members of the Agency Board of Directors are also members of the City Council of the City of Calimesa.

"CCRL" means the California Community Redevelopment Law (Health & Safety Code, Section 33000, *et seq*.).

"CEQA" means the California Environmental Quality Act (CEQA), which consists of the following: Public Resources Code, Section 21000, *et seq*. (specifically referred to as the "CEQA Statutes"); and Title 14, California Code of Regulations, Section 15000, *et seq*. (specifically referred to as the "CEQA Guidelines").

"City Council" and **"City"** mean the City Council of the City of Calimesa and the City of Calimesa, respectively. Members of the City Council also serve as the Agency's Board of Directors.

"County" means the County of Riverside, State of California.

"EIR" means an environmental impact report prepared in accordance with requirements promulgated by CEQA; **"Program EIR"** means the EIR as proposed to be prepared for the Redevelopment Plan for the proposed Calimesa Redevelopment Project Area No.2.

"General Plan" means the City's General Plan, as may be amended from time to time; **"General Plan EIR Exhibit B"** means the Statement of Facts and Findings adopted in accordance with CEQA in certifying the Final EIR prepared for the General Plan. Both the General Plan and General Plan EIR Exhibit B are more specifically described in Section V, below

"Project" means the program of redevelopment for the proposed Calimesa Redevelopment Project Area No.2.

"Project Area" means, collectively, the approximately 1,250-acre Subareas A and B proposed to be established for the redevelopment project entitled Calimesa Redevelopment Project Area No. 2 map showing the proposed Project Area is attached to this Initial Study.

"Redevelopment Plan" or **"Plan"** means the Redevelopment Plan for the proposed Calimesa Redevelopment Project Area No.2

"Zoning Ordinance" means the City's zoning ordinance as codified in Title 18 of the City's Municipal Code and entitled, *Zoning*, consistent with the policies and programs of the General Plan as required by State law.

V. DOCUMENTS RELIED ON IN THE INITIAL STUDY, INCORPORATION BY REFERENCE, AND AVAILABILITY FOR REVIEW

- City of Calimesa, *Calimesa General Plan*, adopted by City Council Resolution No. 94-5 on April 4,, 1994, and as it may be amended from time to time (hereafter referred to as the **"General Plan"**).[6] The City General Plan promulgates the City's policies, goals and objectives in executing the City's planning and decision-making process. CCRL Section 33331 requires that a

[6] The General Plan consists of the following seven State-mandated elements: Land Use, Circulation, Conservation and Open Space (Resource Management Element), Safety, Noise and Housing. It also contains the following optional element that addresses local concerns: Air Quality.

redevelopment plan be consistent with the general plan of the community. As appropriate and applicable, policies of the City General Plan are referenced throughout this Initial Study as specifically noted herein.

- City of Calimesa, City Council Resolution No. 94-5, Exhibit B, Statement of Facts and Findings in Support Thereof for the Proposed Calimesa General Plan EIR (SCH #92-062-070), adopted April 4, 1994, certifying the Final EIR for the General Plan (hereafter referred to as the **"General Plan EIR Exhibit B**."[7] This document summarizes the potential significant environmental effects identified in the General Plan EIR that would result from General Plan implementation, and the City Council's findings with respect to those potentially significant effects.

- City of Calimesa, *Oak Valley Specific Plan (Annexation No. 5),* adopted March 16, 1998 by City Council Resolution No. 98-4; hereafter referred to as the **Oak Valley Specific Plan**. The Oak Valley Specific Plan was originally adopted by the County on April 9, 1990, prior to the City's incorporation and established a policy and regulatory framework for the future development of the Oak Valley Specific Plan Area consistent with the County's General Plan. After incorporation of the City on December 1, 1990, a majority of the Oak Valley Specific Plan was included in the City. In 1998 the City annexed an additional 1,756 acres of the specific planning area and adopted the Oak Valley Specific Plan for the annexation area. The Oak Valley Specific Plan applies to most of Subarea A of the Project Area.[8] In evaluating and adopting the Oak Valley Specific Plan for the annexation area, the City also considered and adopted the related Oak Valley Specific Plan EIR (EIR No. 229), finding that EIR No. 229 and its Addendum provide for an adequate, accurate and objective environmental statement that complies with CEQA.[9] The City Council certified the EIR, incorporated EIR No. 229 and its mitigation measures by reference into the adopting resolution, considered alternatives, made findings and adopted a statement of overriding considerations with respect to adverse environmental impacts resulting from the Oak Valley Specific Plan.[10]

- City of Calimesa, *SummerWind Ranch at Oak Valley Specific Plan Area No.1, Amendment No. 1,* referred to as the "**SummerWind Ranch Specific Plan**;" and its *Draft Environmental Impact Report* dated January 2005, SCH # 2004061035, (hereafter referred to as the **"SummerWind Ranch EIR."** The SummerWind Ranch Specific Plan provides the regulatory framework for the future development of the SummerWind Ranch area of the Oak Valley Specific Plan Area No.1, and further refines and implements the City General Plan and specific plans goals, policies and objectives, consistent with the General Plan and the Oak Valley Specific Plan. The north central portion of Subarea A of the Project (generally that area west of Interstate 10, south of Woodhouse Road, north of Hagen Heights and west of Plantation on the Lake falls within the SummerWind Ranch Specific Plan Area. The SummerWind Ranch EIR evaluates environmental impacts of the SummerWind Ranch development and proposes mitigation measures to reduce such impacts.

- City of Calimesa, *Final Environmental Impact Report for the Development of Tentative Tract Numbers 30386 and 30387*, SCH #2002011078, February 2003, hereafter referred to as the **"JP Ranch EIR."** Certified by the City Council on June 16, 2003 by Resolution No. 2003-31, the JP Ranch EIR evaluates the impacts of the JP Ranch development, an area occupying most of Subarea B of the Project (generally that portion of Subarea B east of California Street), proposes mitigation measures to reduce such impacts, and adopts a statement of overriding considerations

[7] In certifying the EIR for the General Plan, City Council Resolution 94-5, Section 3 directs that all mitigation measures indicated in the General Plan EIR be incorporated in the General Plan (p.2), the document relied on in this Initial Study. City staff are currently initiating a comprehensive update of the General Plan; however, the General Plan update will not be completed prior to consideration of the Redevelopment Plan for adoption (approximately early June 2010).

[8] The City of Calimesa was incorporated in December 1990. The Calimesa City Council adopted those portions of the Oak Valley Specific Plan and its accompanying EIR that were situated within the newly incorporated City, and renamed the Specific Plan to "Oak Valley SP 1." The proposed project by Oak Mesa Investors, LLC. includes the northerly half of the SP1 with the remaining southerly half being developed by Sun-Cal Communities as the SummerWind Ranch Specific Plan.

[9] City of Calimesa, City Council Resolution No. 98-4, Section 10, p. 12, March 16, 1998.

[10] *Ibid.,* p. 10. Environmental areas of concern that could not be mitigated to less than significant levels were: Air Quality, Loss of Agricultural Land, Impacts to Wildlife, Loss of Open Space, Noise Impacts and Circulation Impacts.

with respect to impacts whose adverse effects cannot be reduced to a less than significant level; i.e., Air Quality.

- City of Calimesa Zoning Ordinance, which can be found on http://codepublishing.com/ca/calimesa/ and subsequently amended (hereafter referred to as the **"Zoning Ordinance"**).

The above documents are cited where appropriate as permitted by CEQA Guidelines, Sections 15063(d)(3) and 15148. Mitigation measures and discussions that address regional influences, secondary effects, cumulative impacts, broad alternatives and other factors applicable to the Project, and as specifically identified in this Initial Study, are incorporated into the Initial Study and made part hereof. CEQA Guidelines, Sections 15150, *et seq.*, authorize use of incorporation by reference and provide guidance for using such incorporation in a manner consistent with the public involvement and full disclosure functions of CEQA. Every effort has been made throughout this Initial Study to cite, with specificity, the section and page number of documents incorporated by reference.

Copies of the above document(s) are available for public review at the Agency office, 908 Park Avenue, Calimesa, California 92320.

VI. PROJECT DESCRIPTION AND OBJECTIVES, RESPONSIBLE AGENCIES AND INITIAL STUDY PURPOSE

1. Project Background and Description

General Overview

The City is generally located at the foothills of the San Bernardino Mountains ranging in elevations between 2,500 to 3,500 feet above sea level. More specifically, the City is located in the northwestern portion of Riverside County, and is within the Yucaipa Valley section of the Southern California Inland Valley at the western edge of the San Gorgonio Pass between San Bernardino and Palm Springs. Incorporated in 1990, the City lies approximately 26 miles east of Riverside City, just north of the intersection of Interstate 10 and State Route 60 in northwest Riverside County, bordering San Bernardino County on the north, the City of Beaumont on the south and unincorporated Riverside County on the east and west. The City's land area totals approximately 9,545 acres (15 sq. miles) with an additional sphere of influence (SOI) of approximately 2,669 (4 sq. miles) acres on the western side of the City limits.[11] The City's climate is typical of California inland valley high desert areas with hot, dry summers and cool, mild winters.

The boundaries of the Project Area are shown in the Proposed Project Area Map attached to this Initial Study and made part hereof by reference. Totaling 1,250 acres not presently included in a redevelopment project, the Project Area is comprised of two Subareas, A and B; Subarea A is contiguous to the western boundary of the Agency's existing Project Area No. 1. Both subareas are situated within the City's incorporated limits. The Project Area, as proposed, represents approximately 13 percent of the City's incorporated land area which is approximately 9,545 acres (15 square miles).[12] Existing land uses within the Project Area are predominantly residential, agricultural with underdeveloped residential and commercial properties.

2. Project Objectives

The Agency is proposing adoption of the Plan to establish a redevelopment project within the City. The Agency desires to adopt the Plan for the purposes of improving existing deleterious physical and economic conditions in parts of the City not currently within a redevelopment project area. The

[11] General Plan, pp. 1-1 and Exhibit 1-2.

[12] Calimesa Chamber of Commerce, http://www.calimesachamber.org/about-calimesa.htm

proposed Plan should help to cause the long-term revitalization of the Project Area and may include, but not necessarily be limited to, constructing new and upgrading existing structures, public facilities, and infrastructure systems; promoting and facilitating economic development and job growth; providing additional affordable housing opportunities for eligible persons and families, and generally helping to improve the quality of life for residents, and business and property owners within the Project Area and the community generally.

The Plan is proposed as a planning and fiscal program for the future implementation of redevelopment activities in the entire Project Area; however, it does not propose site-specific projects at this time. When such site-specific, reconstruction/ construction projects are identified, and as a matter of compliance with applicable General Plan policies and building code requirements, additional site-specific environmental assessment and further analysis may be required.

Long-term implementation of the Plan may include, but will not necessarily be limited to, activities such as: i) funding, construction and monitoring of affordable housing; ii) construction, reconstruction and improvement of structures, public works and buildings; iii) infrastructure improvements, such as storm drainage and circulation improvements, water distribution system and wastewater collection system improvements; and iv) redevelopment assistance programs such as low-interest loans to private property owners and developers and economic incentives to local businesses. These redevelopment activities are not proposed activities at this time, but represent examples of the general kind of future activities that may be undertaken by the Agency and/or others in the Project Area after Plan adoption, and over its 30-year effective life.

As required by CCRL Section 33331, under the Plan, proposed land uses in the Project Area must be consistent with the General Plan and specific plans, as they presently exist and as amended from time to time, as well as with all other applicable federal, State, regional and local building codes, regulations and guidelines, as applicable. Within the parameters of the General Plan, a range of site-specific projects will be permitted in the Project Area as the Redevelopment Plan is implemented. Population densities will conform to goals set forth in the General Plan and specific plans and building standards will conform to the building requirements of all applicable State statutes and all applicable local codes and ordinances.

3. Responsible Agencies' Actions

The following agencies will be responsible for certain actions regarding adoption of the Plan as proposed:

a. Planning Commission of the City of Calimesa (the “Planning Commission,” advisory agency): in accordance with CCRL requirements, the Planning Commission recommends Project Area boundaries; evaluates the Plan’s conformity with the General Plan, and adopts a conformity resolution and recommendation to the City Council on the Redevelopment Plan.

b. Agency ("lead agency"): holds a public hearing, (or, alternatively, holds a joint public hearing with the City Council) on the Redevelopment Plan; considers certification of the Program EIR; and considers approval and recommendation of Program EIR certification and Plan adoption to the City Council.

c. City Council ("legislative agency"): holds a public hearing (or, alternatively, a joint public hearing with the Agency); considers certification of the Program EIR; considers approval and adoption of the Plan by ordinance.

4. Purpose of the Initial Study

CEQA requires that the Lead Agency, when preparing the Initial Study, review the whole of a project. Supporting information may include references to and incorporation of previous environmental documents or other information sources, but the Initial Study is not designed to provide the depth of

analysis expected of a complete EIR. The environmental checklist that follows is intended to narrow the environmental issues to be addressed in the Program EIR for the Plan, to help determine the scope and focus of the EIR by identifying those environmental issues arising from Plan adoption/implementation whose potential significance requires further assessment and/or mitigation, and to eliminate those environmental issues which have either been adequately addressed through previous CEQA compliance and/or which present no environmentally significant effects. The Redevelopment Plan is required, as a matter of law, to be consistent with the General Plan and the specific plans. Mitigation measures, defined in terms of General Plan and specific plan policies, goals, objectives and standards, function as mitigation for Redevelopment Plan implementation impacts as well, because Redevelopment Plan implementation actions are bound by the General Plan and specific plan.

Specifically, this Initial Study is intended to: i) inform responsible agencies and the public of the nature of the Project Area and its location, (ii) generally describe the probable environmental impacts of the Plan in the Project Area, to the extent that such impacts can be quantified without speculation; (iii) identify impacts that will clearly be less than or not significant and therefore will not be discussed in the Program EIR for the Project, and (iv) provide a general description of the topics intended to be addressed in the Program EIR. The Initial Study uses the environmental checklist set forth in Appendix G of the CEQA Guidelines and indicates for each of the environmental topic areas addressed in that checklist whether the topic will be, or will not be, analyzed in the EIR. Environmental impacts for which no additional analyses are required include impacts that clearly will not be an issue for Plan implementation (i.e., impacts that are not significant) as well as impacts that will clearly be less than significant under CEQA criteria.

The Plan is a planning document for implementing future redevelopment activities in the Project Area; as such, it is intended to function as a planning and financial tool for the purposes of helping remedy blighting influences and to help achieve the policies, goals and objectives of the General Plan over an extended period of time, as well as to preserve, improve and increase the community's affordable housing stock. No site-specific, development/ redevelopment projects are proposed because funds are not yet available to initiate such projects. CEQA Guidelines Section 15168 permits the use of "program" EIRs for redevelopment plans to reduce duplicative consideration of basic policies such as those outlined in the General Plan and previously evaluated in the General Plan EIR in compliance with CEQA. The Redevelopment Plan does not propose any land use or policy changes to those promulgated in the General Plan. The Program EIR prepared for the Plan may be used as a base document for the evaluation of future site-specific, project development/ redevelopment proposals whereby, in accordance with CEQA requirements as may be amended, a specific determination will be made regarding the need for additional environmental impact analyses on a project-by-project basis when such redevelopment projects are considered for Agency implementation.

Over the allowable effective life of the Plan (30 years), it is not possible to precisely estimate, beyond general outlines, all the projects and programs that may be accomplished and all the tax increments that may accrue from the Project Area. Consequently, neither this Initial Study, nor the Program EIR that will be prepared for the Plan, will speculate as to the effects of potential site-specific projects that may occur under the overall umbrella of the Plan. As stated above, the Initial Study and the Program EIR assume that specific redevelopment/development projects, infrastructure and other improvement proposals submitted for Agency participation in the Project Area will require independent individual CEQA assessment. Because of the general planning nature of a redevelopment plan, many of the impacts and mitigation measures identified can only be correspondingly general, with details to be determined at the time of specific project implementation. Therefore, this Initial Study does not preclude the need for preliminary and subsequent appropriate environmental review of individual projects subsequent to adoption of the Plan.

5. Persons Participating in the Initial Study

Calimesa Redevelopment Agency:

- Judith Von Klug, Redevelopment Manager
- Shannon Andrews, Management Analyst

Urban Futures, Inc., Advisors to the Agency:

- Jon D. Huffman, Managing Principal
- Julie Myhra, Planner
- Jung Seo, Planner (GIS)
- Jen Tran, Assistant Planner
- Ashley Frazeur, Administrative Assistant

As stated in CEQA Guidelines, Appendix G, Environmental Checklist Form, lead agencies are free to use different formats in the evaluation of environmental impacts; however, "lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected."[13] The following Environmental Checklist differs from Appendix G in only one respect: for ease of reading, comments/discussion in response to each environmental topic/subtopic immediately follow that topic rather than appearing in a "supplemental" document at the end of the checklist. This Initial Study is intended to serve as an informational document to be used to identify the scope of the Program EIR that will be prepared for the Redevelopment Plan.

Additional input into the scope and content of the Program EIR will be solicited through the distribution of a Notice of Preparation (NOP) for a 30-day public and responsible agency comment period. The NOP describes the Project, the existing environmental setting, and potential environmental impacts by including this Initial Study. The Environmental Checklist that follows identifies the anticipated environmental impacts by resource topic and subtopic, as well as the topics that will be included in the Program EIR analysis.

[13] CEQA Guidelines, Appendix G, Item 8, p. 3.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

1. AESTHETICS – Would the Project:

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

The overall visual quality of the City is characterized by the diversity of landscape types contrasted with the surrounding environment. The topography of the City is marked by foothills in its eastern boundary, nearly level topography in its northern and central areas, and gently sloping areas in the south western boundary. Although the City and the surrounding ridgelines provide visual amenities to the residents of the City as well as the visitors; however, there are no specially designated "scenic" resources, according to the City's General Plan.[14] The General Plan EIR Exhibit B found that many of the General Plan policies and programs address the visual and aesthetic qualities of the environment, serving as mitigation measures for the aesthetic impacts of General Plan buildout. It concluded that while aesthetic and visual impacts of new development will change the visual character of the City, these impacts will not be adverse or significant with implementation of the General Plan programs.[15] The General Plan Exhibit B findings are incorporated herein by reference.

With respect to the JP Ranch portion of Subarea B, the JP Ranch EIR recommended a mitigation measure, incorporated herein by reference, in the form of landscaping along major roadways to screen JP Ranch development phases, concluding that aesthetic impacts are less than significant.[16] With respect to the SummerWind Ranch portion of Subarea A, the SummerWind Ranch EIR proposed, in mitigation of impacts on aesthetics, that *"[a]ll proposed development shall comply with development standards and design guidelines established in the specific plan document."*[17]

The objective of the Project is to assist in the rehabilitation of the Project Area by alleviating blight as defined in the CCRL, including improving infrastructure and increasing, preserving and improving housing at affordable cost to eligible persons and families. No existing land use changes or specific development/ redevelopment projects are being proposed as an action of the Project. As a matter of law, the Plan must be consistent with the General Plan and with the applicable specific plans as may be amended from time to time. The General Plan EIR determined that with the General Plan policies in place there will be no adverse of significant impacts to Aesthetics in the City planning area. The CCRL requires redevelopment plans, and all development undertaken pursuant thereto, to conform to the General Plan and applicable specific plans; therefore, this issue is not required to be evaluated further in the Program EIR for the Project.

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

See the discussion in Section 1.a) above, which is incorporated herein by reference. No such aesthetic assets are located within or in proximity to the Project Area, and no State designated scenic highways are located within or in proximity to the Project Area. No adverse impacts are anticipated.

[14] SummerWind Ranch EIR, Section 3.1, Aesthetics, p. 3.1-1.

[15] General Plan EIR Exhibit B, p. 8.

[16] JP Ranch EIR, Section 3.3, Aesthetics, pp. 3.3-1, 3.3-5; Executive Summary, Mitigation Measure 3.3-1, p. ES-8.

[17] SummerWind Ranch EIR, Section 3.1, Aesthetics, pp. 3.1-1 through 3.1-11; Executive Summary, Table ES-2, Mitigation Measure MM-A1, p. ES-16.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

The SummerWind Ranch EIR determined that its Mitigation Measure MM-2, incorporating Mitigation Measure MM-1 (see Section 1.a) above), reduced impacts on scenic resources to less than significant levels; the JP Ranch EIR determined that no mitigation measures were required and impacts to scenic resources were less than significant.[18] No further evaluation of impacts on scenic resources is required in the Program EIR for the Project.

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

According to the General Plan Resource Management Element, the City's open space and recreation plan will preserve open space areas and provide for new and expanded recreational facilities. Open space is preserved to allow for the natural management of watershed areas, the prevention of erosion, the provision of recreational opportunities, the preservation of wildlife habitats, pollution abatement, and visual and aesthetic qualities. The General Plan Resource Management Element provides that, "*Field surveys and investigations must be made prior to development approval, to identify potential natural and cultural resources."*[19] The Calimesa Hills and the San Timoteo Canyon area comprise the major, open space resources in the City. These landforms are preserved as open space because they provide for watersheds, wildlife habitats, erosion control, and visual values. Future development within the Calimesa Hills and the San Timoteo Canyon shall be restricted and be required to be sensitive to the steep terrain, seismic risks and other potential hazards such as wildfIre, landslides, and liquefaction. Preservation of these landforms will also maintain the City's scenic qualities.[20]

The Redevelopment Plan, under the authority of the CCRL, will permit the Agency to use unique financing and other authority to assist in the long-term rehabilitation of the Project Area by working to remove blight. It is anticipated by the Agency that, over time, Plan implementation activities will help improve the visual character and quality of the Project Area. No significant "degrading" effects are anticipated to occur in the Project Area or its surroundings from Redevelopment Plan adoption or from implementation of subsequent projects over the life of the Plan. The Agency anticipates that, over time, the Project will help improve the visual character and quality of the Project Area. No significant additional "degrading" effects will occur in the Project Area or its surroundings from Plan adoption and subsequent site specific project(s) implementation over the life of the Plan; therefore, no further evaluation of this effect is required in the Program EIR for the Project.

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

The inherent byproducts of increased urbanization usually include increased overall ambient light levels, as, for example, in illumination at night due to increased vehicle traffic, traffic lights, street lights, and security lighting, or when sunlight is reflected from surface materials of buildings and other structures associated with a developed site such as asphalt parking lots, windows and metallic roofing materials. Such increases could be seen as acceptable, even necessary, conditions in an urbanized setting which is capable of effectively sustaining residential and commercial land uses.

[18] SummerWind Ranch EIR, Table ES-3, Mitigation Measure MM-A1, p. ES-16.
[19] General Plan, Resource Management Element, p. 4-14.
[20] *Ibid.*

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

General Plan EIR Exhibit B found that, "T*he light and glare, and the shade and shadow impacts of new development can be prevented through design review. Light and glare impacts are often site specific and will require project-specific review to prevent future light and glare impacts. These would include setbacks, landscaping, lighting plan, building materials, and other measures that would reduce spillover light to adjacent uses. Thus, while new sources of light and glare cannot be prevented with new developments, their adverse impacts can be mitigated to levels of insignificance through design review and project-specific measures."*[21]

With respect to the SummerWind Ranch portion of Subarea A, the SummerWind Ranch EIR determined that the potential for aesthetic and light and glare impacts is reduced to less than significant levels with the incorporation of Mitigation Measure MM-A1, which is incorporated herein.[22] The JP Ranch EIR concluded that although new development on vacant land inevitably causes new lighting to be visible from the surrounding area, light from new residential neighborhoods and recreational facilities will follow the guidelines set forth in the City's development standards to be harmonious with surrounding uses, and, therefore, no mitigation measures were required.[23]

Based on the General Plan EIR, and SummerWind Ranch EIR determination that General Plan and SummerWind Specific Plan policies and the City Municipal Code development standards reduce light and glare impacts to less than significant levels, and the CCRL requirement that redevelopment plans, and all developments undertaken pursuant thereto, conform to the General Plan; this issue is not required to be addressed further in the Program EIR for the Project.

Based on the foregoing comments in Sections 4.a) through 4.f) above, potential impacts to Aesthetics in the Project Area will not be analyzed further in the Program EIR for the Project.

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

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

The CCRL permits parcels larger than two acres in size that are in agricultural use, but not enforceably restricted, to be included in a redevelopment project area (in this case, the Project Area) only after certain findings are made by the Agency in accordance with CCRL Section 33321.5(b). The findings that must be made include: i) the inclusion of the land in the project area is consistent with the purposes of the CCRL; ii) the inclusion of the land will not cause the removal of adjacent land, designated for agricultural use in the community's general plan, from agricultural use; iii) the inclusion of land is consistent with the community's general plan; iv) the inclusion of the land will result in a more contiguous pattern of development; and v) there is no proximate land that is not in agricultural use that is both available and suitable for inclusion within the Project Area and is not already proposed to be within the Project Area. One parcel in Subarea A (40.5 acres) and one parcel in Subarea B (55.9 acres) of

[21] General Plan EIR Exhibit B, p.4.

[22] SummerWind Ranch EIR, Table ES-2, Mitigation Measure MM-A4, p. ES-16.

[23] JP Ranch EIR, Section 3.3 Aesthetics, pp 3.3-1 through 3.3-5; Executive Summary, Mitigation Measure 3.3.1, p. ES-8

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

the Project Area are currently in agricultural use; therefore, the findings described under CCRL Section 33321.5(b) must be made by the Agency, and an appropriate analysis must be included in the EIR.

The State Department of Conservation (DOC) developed the Farmland Mapping and Monitoring Program (FMMP) in 1982 to provide consistent and impartial data to decision-makers for use in assessing present status, reviewing trends, and planning for the future of California's agricultural land resources. Agricultural land is rated according to several variables including soil quality and irrigation status. The FMMP is a nonregulatory program and provides analysis of agricultural land use and land use changes and monitors the conversion of the State's farmland to and from agricultural use. Data is collected at the county level to produce a series of maps, including *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information. Important farmland map categories defined by the DOC include, among others, the following farmland categories: Prime Farmland and Farmland of Statewide Importance.[24]

A portion of Subarea A of the Project Area, totaling 61.1 acres, is designated as Prime Farmland by the Farmland Mapping and Monitoring Program (FMMP).[25] This area is located in the SummerWind Ranch Specific Plan Area which is designated for urban uses. The Subarea A agricultural parcel only partially coincides with the Prime Farmland mapped by the FMMP, but both are entirely within the SummerWind Ranch Specific Plan Area. The Subarea B agricultural parcel is within the JP Ranch Development area. The fact that a land area is mapped by the FMMP as an agricultural land resource does not necessarily mean that the land is currently, or has been, in recent agricultural use. Apparent existing agricultural land uses in the Project Area total 96.4 acres, but these acres do not necessarily coincide with the FMMP mapped acres. No General Plan or specific plan-designated agricultural land uses are present within the Project Area.

This topic will be evaluated in further in the Program EIR.

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

CCRL Section 33321.5(a) prohibits including agricultural and open space land that is enforceably restricted (such as by a Williamson Act contract, wildlife habitat contract, open space easement or scenic restriction) in a redevelopment project area. No parcels included within the Project Area are under a Williamson Act contract. No conflict exists with respect to Williamson Act contracts or other land use restrictions.

As a matter of law, the Plan must be consistent with the General Plan and specific plans, including land use designations, and with the Zoning Ordinance; therefore, parcels designated and/or zoned for agricultural use or other specific use, are reserved for that use, absent a General Plan amendment and/or zoning change. No parcels in the Project Area are designated by the General Plan or zoned for agricultural use, or registered as Williamson Act contract or restricted open space land, as that term is defined in the State Revenue and Taxation Code. Because no conflicts with respect to an agricultural zoning designation or a Williamson Act contract or

[24] State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, "A Guide for the Farmland Mapping and Monitoring Program," (March 2001) www.consrv.ca.gov. The extent of farmland coverage corresponds to the availability of what the National Resources Conservation Service (NRCS) considers "modern soil surveys," so far limited to 48 of the State's 58 counties. Some counties have only been partially mapped as the NRCS limited its efforts to areas which are agriculturally important. Minimum mapping unit is ten acres; small land units are mapped to the surrounding map classifications. To be designated one of the important farmland categories, land must have been used for production of irrigated crops, or in the case of Unique Farmland, cropped, at some time during the four years prior to mapping date.

[25] State of California, Department of Resources, Farmland of State Importance, Farmland Mapping and Monitoring Program, GIS Data 2006 (the latest year data is available for this geographic area).

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other enforceable restriction identified above are permitted in a redevelopment project by the CCRL, and none exists in the Project Area, no further evaluation of such conflicts is required in the Program EIR for the Project.

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

Although no site-specific, development/redevelopment projects are being proposed by the Plan for the Project beyond those evaluated in the General Plan, the SummerWind Specific Plan, or the JP Ranch Development Proposal, which, due to location or nature, could result in existing farmland conversion, at such time as property in the Project Area develops to densities and land use designations defined in the General Plan and specific plans, the conversion of apparent existing non-conforming agricultural uses within the Project Area to non-agricultural uses consistent with the General Plan Land Use Element and Zoning Ordinance will occur, which is a significant impact to be evaluated further in the Program EIR for the Project.

Based on the foregoing comments in Sections 2.a) and 2.c), above, potential significant impacts to agricultural resources in the Project Area will be evaluated further in the Program EIR for the Project; specifically, the impacts on Prime Farmland and potential conversion of existing agricultural uses to non-agricultural uses.

3.	**AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**				
a)	**Conflict with or obstruct implementation of the applicable air quality plan?**	☐	☒	☐	☐

The City is located in the north central portion of the County, and is part of the South Coast Air Basin (SCAB), a 6,600-square-mile area comprised of the non-Antelope Valley portion of Los Angeles County, all of Orange and Riverside counties and the non-desert portion of San Bernardino County. SCAB is bounded by the Pacific Ocean on the West and the San Gabriel, San Bernardino and San Jacinto Mountains on the east. The South Coast Air Quality Management District (SCAQMD) regulates stationary sources of air pollution in the SCAB, as mandated by State and federal regulations, to implement and enforce air pollution rules and regulations in accordance with the respective federal and State Clean Air Acts, under which authority the SCAQMD is responsible for air monitoring, permitting, enforcement, long-range air quality planning, regulatory development, education and public information activities related to air pollution.

The SCAB exceeds federal and State standards for ozone, PM10 and PM2.5.[26] Maximum concentrations for nitrogen dioxide, sulfur dioxide sulfate and lead remain below the State and federal maximum standards.[27] Past air quality programs have been effective in improving the SCAB's air quality. On a regional basis, ozone levels have been reduced by half over the past 30 years; nitrogen dioxide, sulfur dioxide and lead standards have been met; and

[26] California Air Resources Board, 2004 State Area Designations, 2005.

[27] South Coast Air Quality Management District, *2003 Air Quality Management Plan*, Section 2, p. 23-24.

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other criteria pollutant concentrations have significantly declined.[28] Nevertheless, exceedance episodes for ozone and particulate matter (PM_{10} and $PM_{2.5}$) are frequent, especially in the eastern part of the SCAB, where the Project Area is located. This occurs most frequently during summer months when onshore wind patterns transport pollutants from the SCAB's westernmost coastal areas (Los Angeles and Orange counties) inland to combine with locally generated pollutants. Continued and intensifying urban uses, both local and regional, with or without implementation of the Project, could contribute cumulatively over the long-term to exceedance episodes and to cumulative effects on air quality standards and attainment achievement.

The General Plan contains an optional Air Quality which contains numerous consensus goals, policies and programs intended to provide a common foundation for coordinated regional action with respect to Air Quality. These include measures relating to alternative modes of transportation, vehicle emissions, parking, growth management, energy consumption, particulate emissions, building and design standards, and regional cooperation, with neighboring jurisdictions. The goals and policies are expected to make the City more aware of the air quality impacts associated with land use decisions and to work towards the reduction of locally generated air pollution. Goals and supporting policies are directed toward: i) promoting alternative travel; ii) reducing emissions associated with vehicle use; iii) reducing emissions associated with vehicle miles traveled by providing a balance of jobs and housing in the area; iv) reducing emissions associated with energy consumption; v) reducing fugitive dust emissions; vi) reducing air pollution emissions and impacts through siting and building design; vii) maximizing the effectiveness of air quality control programs through coordination with other governmental entities, which goals and supporting policies are incorporated herein by reference.[29]

Goals and supporting policies are directed toward: i) promoting alternative travel; ii) reducing emissions associated with vehicle use; iii) reducing emissions associated with vehicle miles traveled by providing a balance of jobs and housing in the area; iv) reducing emissions associated with energy consumption; v) reducing fugitive dust emissions; vi) reducing air pollution emissions and impacts through siting and building design; vii) maximizing the effectiveness of air quality control programs through coordination with other governmental entities, which goals and supporting policies are incorporated herein by reference.[30] The General Plan EIR Exhibit B found that buildout of the General Plan would result in potential air quality impacts, including short-term emissions associated with construction activities and long-term emissions from vehicle trips and stationary sources associated with various developed land uses and activities.[31] The General Plan EIR determined that the General Plan goals, policies, air quality plan and implementation programs will help improve air quality and reduce impacts and offset new emissions; however, they will not reduce existing air quality violations of air quality standards in the SCAB, a potentially significant impact.[32]

Adoption of the Plan, which is a local planning and fiscal tool to alleviate blight and implement the City's General Plan in the Project Area is not a project with statewide, regional or areawide significance as defined by CEQA.[33] As a matter of law, the Redevelopment Plan is required to be consistent with and conform to the City's General Plan, applicable specific plans, and all other applicable local, regional, State and federal codes, statutes and regulations; consequently, it will not conflict or obstruct implementation of the SCAQMD's air quality attainment plans. The Project does not propose any specific development/redevelopment projects beyond those previously contemplated by the General Plan and specific plans previously adopted after CEQA review, because no specific projects are yet known; however, all development/redevelopment activities anticipated to be initiated as a result of the Plan for the Project will be subject to the rules, regulations and policies of the appropriate local, regional, State and federal

[28] *Ibid*., p. 1-7.

[29] General Plan Air Quality Element, Air Quality Goals 1 through 7, pp. 7.3 – 7.6.

[30] General Plan Air Quality Element, Air Quality Goals 1 through 7, pp. 7.3 – 7.6.

[31] General Plan EIR, Exhibit B, p. 2.

[32] *Ibid.*

[33] CEQA Guidelines, Section 15206(b)). Such projects include: i) Residential development > 500 dwellings; ii) Shopping center or business establishment employing > 1,000 persons or > 500,000 SF; iii) Commercial office building employing >1,000 persons or > 250,000 SF; iv) Hotel/motel > 500 rooms; v) Industrial, manufacturing or processing plant or industrial park employing > 1,000 persons or > 600,000 SF.

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agencies, including compliance with air quality attainment plans, and all rules and regulations set forth by federal, State and regional air quality authorities. Further, such specific project activities must comply with development and land use policies, goals and objectives of the General Plan and the specific plans.

Based on the foregoing, the Plan for the Project is not anticipated to obstruct or conflict with implementation of applicable air quality plans; nevertheless, Agency activities could potentially have a contributory adverse impact on long-term air quality; therefore, the Air Quality environmental issue will be analyzed further in the Program EIR prepared for the Project.

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

See the discussion in VII.3. a) above, which is incorporated here in its entirety. The Project Area is situated within an air quality basin that is in nonattainment status of State and federal ambient air quality standards in varying degrees of severity with regard to Ozone, PM_{10} and $PM_{2.5}$. The Project Area represents a very small percentage of the entire SCAB, whose nonattainment status is generally the result of the surrounding three-sided "cereal bowl" topography, still air, high levels of sunlight, as well as significant air emissions from stationary and mobile sources over the entire SCAB. Collectively, these conditions lead to inversion layers, photo-chemical reactions and poor and unhealthful air.

General Plan Air Quality goals and supporting policies are directed toward: i) promoting alternative travel; ii) reducing emissions associated with vehicle use; iii) reducing emissions associated with vehicle miles traveled by providing a balance of jobs and housing in the area; iv) reducing emissions associated with energy consumption; v) reducing fugitive dust emissions; vi) reducing air pollution emissions and impacts through siting and building design; vii) maximizing the effectiveness of air quality control programs through coordination with other governmental entities, which goals and supporting policies are incorporated herein by reference.[34] The General Plan EIR Exhibit B found that buildout of the General Plan would result in potential air quality impacts, including short-term emissions associated with construction activities and long-term emissions from vehicle trips and stationary sources associated with various developed land uses and activities.[35] The General Plan EIR determined that the General Plan goals, policies, air quality plan and implementation programs will help improve air quality and reduce impacts and offset new emissions; however, they will not reduce existing air quality violations of air quality standards in the SCAB, a potentially significant impact.[36]

The 1,250-acre Project Area represents a very small portion of the total area within the SCAB (6,600 sq. miles); however, any contribution to an existing non-attainment situation is considered a potentially significant adverse impact. Therefore, this environmental issue will be analyzed further with regard to Project implementation activities and the potential cumulative contribution to existing air quality violations in the Program EIR for the Project.

[34] General Plan Air Quality Element, Air Quality Goals 1 through 7, pp. 7.3 – 7.6.
[35] General Plan EIR, Exhibit B, p. 2.
[36] *Ibid.*

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐

Please see discussion in 3.a) and b) above, which is incorporated here by reference. Given the Project Area's small size in relation to the entire SCAB, and the ongoing regulations and efforts of local, regional, State and federal agencies, it is possible that no cumulatively considerable net increase of a criteria pollutant will result from Agency-assisted activities over the life of the Redevelopment Plan. As stated above, however, the air quality environmental issue will be evaluated further in the Program EIR prepared for the Project.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Sensitive Receptors are persons or land users most sensitive to negative effects of air pollutants and include children, the elderly, the acutely ill, and the chronically ill. The term “sensitive receptors” can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

In addition to the General Plan policies identified in 3.a), b) and c) above, incorporated herein by reference, General Plan land use designations, the Zoning Ordinance, and building codes all function as the means to reduce impacts on sensitive receptors to the extent locally feasible. Although no site-specific, development/redevelopment projects have been identified (beyond those previously identified in the General Plan and specific plans subject to earlier CEQA review) which, due to vocation or nature, could result in the exposure of sensitive receptors to increased pollutant concentrations, such potential projects are subject to additional environmental assessment and possible further analysis and imposition of required appropriate mitigation on a project-by project basis. Projects assisted by the Agency pursuant to the Plan are, as a matter of law, subject to the General Plan's goals and policies, the General Plan EIR Mitigation Monitoring Program, the specific plans and applicable mitigation monitoring programs, as well as to the regulations, requirements and permitting of local, regional, State and federal agencies. Residential uses may be exposed to increased levels of pollutants, although such increases are not likely to exceed those which reasonably could be expected to occur without the Redevelopment Plan, but merely as the normal result of continued growth and increased intensity of land uses within the Project Area under the General Plan.

General Plan Air Quality Element, Goal 6 provides for reducing air pollution emissions and impacts through siting and building design. Supporting policies include: 6.1) Support the use of low polluting construction materials and coatings; 6.2) Actively encourage the separation of sensitive receptors, such as schools and hospitals, from sources of toxic emissions; and 6.3) Actively encourage the separation of sensitive receptors from potential carbon monoxide hotspots.[37] The SummerWind Ranch EIR determined that impacts from implementation of the specific plan were less than significant with respect to potentially exposing a number of people to substantial concentrations of air pollutants, thus requiring no mitigation,[38] while the JP Ranch EIR identified no significant impacts or recommended mitigation measures in regard to sensitive receptors and substantial pollution concentrations.

[37] General Plan Air Quality Element, p. 7-6.

[38] SummerWind Ranch EIR, Impact AQ6, p. ES-20.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

It is reasonable to conclude, based on the foregoing, that sensitive receptors will not be exposed to substantial pollutant concentrations as a result of Plan implementation; consequently, this topic will not be analyzed further in the Program EIR for the Redevelopment Plan.

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

Local cities and counties are responsible for implementing air friendly community planning that promotes pedestrian traffic, commute alternatives and cleaner transit fleets. They can also regulate odors and nuisances and the release of particulate matter at construction sites. The Project is proposed for the purpose of future redevelopment – no site-specific projects are yet known. The Project is not anticipated to create objectionable odors as a result of any related development/redevelopment based, in part, on land use designations in the Project Area, which are residential, neighborhood commercial and open space land uses. Residential and commercial types of land uses usually do not create odor-producing impacts to adjacent land uses. Heavy industrial uses, particularly the type involving manufacturing will sometimes have related odors, as do agricultural operations. The Project Area contains no General Plan Land Use Element designated agricultural uses; however, some existing non-conforming agricultural uses do existing in the Project Area as well as adjacent to it. Regulation of such uses is subject to the City's Municipal Code, building code, and other State, regional and local regulations and standards.

The SummerWind Ranch EIR determined that impacts from implementation of the specific plan were less than significant with respect to the creation of objectionable odors, thus requiring no mitigation,[39] while the JP Ranch EIR identified no significant impacts or recommended mitigation measures in this regard.

Additional CEQA compliance and specific EIR analysis may be required on a project-by-project basis as the result of environmental assessment of any proposed site specific project. Because the Project will entail redevelopment activities over a 30-year period of time in the effort to eliminate blighting conditions within the Project Area and to implement the goals and policies of the General Plan, it is also possible that instead of creating objectionable odors affecting substantial numbers of people, the Project might very well function as a catalyst in removing causes of existing odors. Based on the foregoing, impacts of Plan implementation related to objectionable odors will be less than significant. No further evaluation of this air quality environmental topic is required in the Program EIR for the Project.

Based on the foregoing comments in Sections 3.a), b), and c) above, potential significant air quality impacts in the Project Area will be evaluated further in the Program EIR for the Project. Additionally, in accordance with recently approved CEQA Guidelines expected to go into effect January 1, 2010, impacts with respect to climate change and energy use will also be addressed in the Program EIR.

[39] *Ibid.*

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

4. BIOLOGICAL RESOURCES – Would the project:

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

According to the General Plan, the undeveloped portions of the City contain native plant and animal species and serve as habitat for a wide variety of wildlife species. The General Plan Land Use Element provides for the preservation of natural Resources and environmentally sensitive areas through Goal 5 requiring the preservation of the natural beauty, minimization of degradation of the Calimesa area, and provision for protection for environmentally sensitive resources. This goal is supported by the following policies, among others: 5.1) To ensure that hillside areas are preserved and protected, all development areas having a slope of 25 percent or greater shall comply with the Calimesa Hillside Development Guidelines;[40] 5.2) Areas with slopes of 45 percent or greater shall not be considered buildable; 5.3) Graded areas shall be revegetated with native plants compatible to the area to prevent erosion; 5.4) Development shall be prohibited in areas containing sensitive biological resources and habitats, cultural resources, groundwater recharge areas, prominent ridgelines, unless adequate protection and/or preservation is provided; and 5.6) On a property or contiguous properties, which are proposed for development and have an average slope of 25 percent or greater, minimum lot sizes may be reduced below those required by the General Plan and the zoning in order to i) preserve steep slope areas, ii) avoid known faults and landslides, iii) preserve significant biological and drainage areas; and iv) add open space to existing contiguous open space lands.[41]

Additionally, the General Plan Resource Management Element addresses vegetation and wildlife in the City's larger planning area in depth, incorporated herein by reference,[42] promulgating the following goal and policies with respect to biological resources: Goal 3: Conserve and protect significant stands of mature trees, native vegetation, and wildlife habitat within the [City] planning area. Supporting policies include: 3.1) Conserve and protect important plant communities and wildlife habitats, such as riparian areas, wetlands, oak woodlands and other significant tree stands, and rare or endangered plant/animal species by using buffers, creative site planning, revegetation and open space easements/dedications; 3.2) Encourage the planting of native species of trees and other drought-tolerant vegetation; 3.3) In areas that may contain important plant and animal communities, require developments to prepare biological assessments identifying species types and locations, and develop measures to preserve sensitive species to the maximum extent possible; 3.4) Allow new development to remove only the minimum natural vegetation and require the revegetation of graded areas with native plant species; 3.5) Work with state, federal and local agencies in the preservation of sensitive vegetation and wildlife in the City; and 3.6) Protect and maintain sensitive biological habitats by limiting urban development and restricting off-road vehicle use in these areas.[43]
The General Plan EIR Exhibit B found that General Plan buildout could have an adverse effect on existing biological resources, leading to the loss of native plan and animal communities through urban development. Such impacts would include the removal of native vegetation, destruction of wildlife habitats, and the disturbance of sensitive

[40] City of Calimesa, Municipal Code, Chapter 18.55, Hillside Development Regulations. Adopted to implement the policies and goals of the City's General Plan and to provide consistency between the General Plan and Zoning in the City, as required by law (Section 18.55.020).
[41] General Plan Land Use Element, p. 1-8.
[42] General Plan Resource Management Element, pp. 4-11 to 4-14, 4-42.
[43] *Ibid*., pp. 4-5, 4-6, 4-23

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species throughout the City planning area, impacts which would be reduced, but which remained significant due to the high presence of numerous sensitive species in the area. As part of its adoption of the General Plan, the City Council therefore adopted a Statement of Overriding Considerations, making the determination that the remaining environmental effects on habitats and sensitive animal and plant species that cannot be wholly mitigated to insignificant levels are acceptable when compared with the benefits that would occur from General Plan adoption.[44]

The SummerWind Ranch EIR (Subarea A), Section 3.3, identified 14 adverse impacts to Biological Resources that would result from implementation of the Specific Plan in the SummerWind Ranch portion of Subarea A of the Project Area. It further recommends 14 mitigation measures to minimize such impacts to less than significant levels, which are incorporated here by reference.[45] The SummerWind Ranch EIR concluded that with these mitigation measures in place, impacts to Biological Resources were less than significant.

Impacts on Biological Resources in the JP Ranch area (Subarea B) were determined to be less than significant after implementation of the following mitigation measures recommended in the JP Ranch EIR: 3.10.1) City-approved landscape plan, contingent on introducing no less than 80% native species to the designated natural open space area, required for grading permit; 3.10.2) construction activities to take place outside of bird breeding season, or site surveys by qualified biologist to locate active nests and set up buffer zones for nondisturbance; 3.10.3) replacement of lost jurisdictional habitat by similar habitat in accordance with the U.S. Army Corps of Engineers and the State's Department of Fish and Game requirements, consisting of on-site enhancement of drainage habitat; and 3.10.4) employing measures to avoid slope erosion and resulting siltation on the southeastern drainage which may directly affect riparian communities which may occur downstream from the JP Ranch site (Subarea B).[46]

Although the Project does not propose any site-specific, development/redevelopment projects, beyond those identified in the General Plan and evaluated in the General Plan EIR, or in the specific plans as evaluated in their related EIRs, a potential for significant adverse affects on Biological Resources may exist. The Redevelopment Plan is a planning and financial tool adopted to alleviate existing blight and effectuate the policies of the General Plan within the Project Area over the Redevelopment Plan's 30-year life. When specific projects are identified and proposed for Agency implementation, additional environmental assessment and analysis may be required and specific mitigation measures imposed. Therefore, this area of environmental concern will be evaluated in the Program EIR for the Project.

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

See the discussion in Section 4.a) above, which is incorporated here as it applies to riparian habitats or other sensitive natural communities. Although the Project does not propose any site-specific, development/ redevelopment projects, beyond those identified in the General Plan and evaluated in the General Plan EIR, or in the specific plans as evaluated in their related EIRs, a potential for significant adverse affects on Biological

[44] City of Calimesa, City Council Resolution 94-5, Exhibit "A" Statement of Overriding Considerations for the Proposed Calimesa General Plan, April 4, 1994.

[45] SummerWind Ranch EIR, Section 3.3, Biological Resources, pp. 3.3-1 through 3.3-38; Executive Summary, Table ES-2,, pp. ES-21 to ES-27.

[46] JP Ranch EIR, Section 3-10, Biological Resources, pp. 3.10-1 through 3.10-13; Executive Summary, pp. ES-18, ES-19.

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Resources may exist. The Redevelopment Plan is a planning and financial tool adopted to alleviate existing blight and effectuate the policies of the General Plan within the Project Area over the Redevelopment Plan's 30-year life. When specific projects are identified and proposed for Agency implementation, additional environmental assessment and analysis may be required and specific mitigation measures imposed. Therefore, this area of environmental concern will be evaluated in the Program EIR for the Project.

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

See the discussion in Section 4.a) above as it applies to wetland and riparian areas, which discussion is incorporated here by reference. In mitigation of impacts on wetland and riparian areas in the City's planning area, the General Plan Resource Management Element Policy 3.1 provides: C*onserve and protect important plant communities and wildlife habitats, such as riparian areas, wetlands, oak woodlands and other significant tree stands, and rare or endangered plant/animal species by using buffers, creative site planning, revegetation and open space easements/dedications.*[47] The General Plan EIR Exhibit B found that General Plan buildout could have an adverse effect on existing biological resources, leading to the loss of native plan and animal communities through urban development. Such impacts would include the removal of native vegetation, destruction of wildlife habitats, and the disturbance of sensitive species throughout the City planning area, impacts which would be reduced, but remained significant due to the high presence of numerous sensitive species in the area.

According to the SummerWind Ranch EIR, construction of the SummerWind Ranch project would directly and permanently impact approximately 0.3 acres of native riparian woodland considered sensitive by the State Department of Fish and Game; 1.4 acres of jurisdictional wetland meadow habitat; and 2.0 acres of non-wetland waters of the U.S., also considered waters of the State (Impacts BR5 through BR-8). The EIR further determined that these impacts are less than significant with mitigation, recommending mitigation measures BR5 through BR-8 to offset permanent impacts to wetland habitats and ephemeral and intermittent drainages, which are incorporated herein by reference.[48]

According to the JP Ranch EIR (Subarea B of the Project), development of the Project would affect 0.78 acres of Waters of the United States and 1.12 acres of the State's Department of Fish and Game jurisdictional water. The U.S. Army Corps of Engineers requires an individual permit for impacts to intermittent channels that exceed 0.5 acres. Since the project exceeds this criterion, an individual permit would be required. Pursuant to Section 1603 of the Fish and Game Code, the JR Ranch project would also require a Streambed Alteration Agreement for impacts to channels. The EIR further identifies mitigation to reduce the residual impact to less than significant; i.e., Mitigation Measure 3.10-3, identified in Section 4.a) above and incorporated here by reference.[49]

The Project does not propose site-specific, development/ redevelopment projects, beyond those identified in the General Plan and evaluated in the General Plan EIR, or in the specific plans as evaluated in their related EIRs.

[47] General Plan Resource Management Element, p. 4-5/

[48] SummerWind Ranch EIR, Section 3.3, Biological Resources, pp. 3.3-1 through 3.3-38; Executive Summary, Table ES-2; Impacts BR-5 through BR-8 and Mitigation Measures MMBR-5through MMBR-8, pp. ES-23, ES-24.

[49] JP Ranch EIR, Section 3.10, Biological Resources, pp. 3.10-1 through 3.10.13; Mitigation Measure 3.10-3, p. ES-19.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

The Redevelopment Plan is a planning and financial tool adopted to alleviate existing blight and effectuate the policies of the General Plan within the Project Area over the Redevelopment Plan's 30-year life and it is require, as a matter of law to be consistent with the General Plan, specific plans and all other local, regional, State and federal policies, standards, codes and regulations. When specific projects are identified and proposed for Agency implementation, additional environmental assessment of site specific effects on federally protected wetlands, if any, may be required and specific mitigation measures imposed as appropriate and necessary. Therefore, this area of environmental concern will be evaluated in the Program EIR for the Project.

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

No migratory fish species have been identified as existing in the Project Area. With respect to wildlife corridors and sites, until such time as site-specific projects are proposed for Agency implementation, as discussed in Sections 4.a) and c) above, and incorporated here, it cannot be anticipated what, if any, wildlife corridors or nursery sites might be affected by Plan implementation in the Project Area.

The SummerWind Ranch Specific Plan, as adopted, provides for the expansion and preservation of important wildlife corridors, specifically including the Garden Air Wash north of Subarea A of the Redevelopment Project Area. The specific plan provides 1,493.1 acres of open space. Due to the sensitive biological resources contained in the open space areas, access to these areas will be restricted to well-marked trail systems. Natural open space and ridgelines will act as a buffer between the proposed land uses and the more sensitive biological resources contained in Riverside Land Conservancy Lands within the planning area. The specific plan seeks to conserve and protect important plant communities and wildlife habitats, such as riparian areas, wetlands, and oak woodlands by using buffers, creative site planning, re-vegetation, and open space dedications.[50] The SummerWind Ranch EIR recommends Mitigation Measure MM-BR13, which requires the offset of project impacts to wildlife corridors, listed under the Multiple Species Habitat Conservation Plan, and includes the proposed habitat preservation of open space along Proposed Linkage 12 and Proposed Constrained Linkage 23 (the Cherry Valley and Garden Air Wash corridors) within the project. The dedication of land for wildlife conservation, including the Garden Air Wash and other lands, partially achieves this objective. Further enhancement of the corridors and habitat linkages will require installing properly-sized passageways under new on-site roads.[51]

Adoption and implementation of the Redevelopment Plan for the Project will not alter provisions of the SummerWind Specific Plan land uses, design parameters, wildlife corridor identification and preservation, open space designation, among other things, because the Redevelopment Plan does not have the authority to affect such policies. Instead, the Plan is required as a matter of law to conform to the General Plan and Specific Plan. Consequently, the Garden Air Wash and Cherry Valley wildlife corridors, among other sensitive environmental areas so designated by the specific plan will not be impacted by the Redevelopment Plan. Although the Project does not propose any site-specific, development/redevelopment projects, beyond those identified in the General Plan and evaluated in the General Plan EIR, or identified in the specific plans as evaluated in their related EIRs, the potential for significant adverse affects on Biological Resources may exist; therefore, this area of

[50] SummerWind Ranch Specific Plan, p. 2-10.
[51] SummerWind Ranch EIR, pp. 7-7

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

environmental concern will be evaluated in the Program EIR for the Project.

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

As stated in Section 4.a) above, the Redevelopment Plan is required, as a matter of law, to be consistent, and therefore not conflict, with local policies, codes and ordinances. No impacts will occur in this regard and no further assessment is required in the Program EIR for the Project.

f)	**Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**	☐	☐	☐	☒

The Project Area is part of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which was approved by the County Board of Supervisors on June 17, 2003. The MSHCP is a comprehensive, multi-jurisdictional effort that includes the County and 14 cities, including Calimesa. Rather than deal with endangered species on a one-by-one basis, the MSHCP focuses on the conservation of 146 species, and consists of a reserve system of approximately 500,000 acres of which approximately 347,000 acres are currently within public ownership, the remainder in private ownership. The purpose of the MSHCP is to provide landowners, developers, and those who build public infrastructure with certainty, a streamlined regulatory process, and identified project mitigation, thus contributing to the economic viability of the region.[52]

Affected site-specific redevelopment projects proposed for Agency implementation are subject to the requirements of such approved local, regional, State or federal conservation plans. City Municipal Code Chapter 16.05, Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee, provides for the collection development impact fees to ensure that all new development within the City pays its fair share of the costs of acquiring and preserving vegetation communities and natural areas within the City and the region, which are known to support plant and wildlife species covered by the MSHCP. In adopting the development fee ordinance, the City Council made the following finding: "*The preservation of vegetation communities and natural areas within the City and western Riverside County which support species covered by the MSHCP is necessary to protect and promote the health, safety and welfare of all the citizens of the City by reducing the adverse direct, indirect and cumulative effects of urbanization and development and providing for permanent conservation of habitat for species covered by the MSHCP."* (Municipal Code Section 16.05.010, subsection A.)

The Redevelopment Plan is required, as a matter of law, to be consistent with applicable planning policies, local codes and standards, as well as with applicable regional and federal policies, regulations and standards. No impacts are anticipated to occur in this regard and no further assessment is required in the Program EIR for the Project.

[52] County of Riverside, Riverside County Integrated Project Conservation Plan; December 2009; www.rcip.org/conservation.htm.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Based on the foregoing comments in Sections 4.a) through 4.d) above, potential impacts to Biological Resources in the Added Territory will be evaluated further in the Program EIR for the Project.

5. CULTURAL RESOURCES – Would the project:

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

CEQA Guidelines Section 15064.5 establishes rules for the analysis of historical resources, including archaeological resources, in order to determine whether a project may have a substantial adverse effect on the significance of the resource. No site specific construction/rehabilitation projects are yet proposed for the Project Area. The General Plan Resource Management Element promulgates the following goal and policies with respect to cultural resources: *Goal 4: Promote cultural awareness through preservation of the City's historical, archaeological and paleontological resources; 4.1) Identify, protect, and preserve, where possible, the historical resources of the City; 4.2) Increase public awareness of Calimesa's cultural heritage and resources through education; 4.3) Require the .preservation of identified cultural resources to the extent possible, prior to new development, through dedication, removal, transfer, reuse, or other means; and 4.4) Seek to protect significant historical sites or structures by offering programs and/or incentives to preserve, restore, or reuse the structures while maintaining their historical significance and integrity.* The General Plan further provides that the City shall require qualified archaeologists or paleontologists to be present during the excavation of sites which have a high potential for archaeological or paleontological resources. Removal of fossils, Indian remains, or archaeological artifacts shall be made in compliance with state regulations, consider prohibiting development when impacts to cultural resources cannot be mitigated, and set up a procedure by which uncovered archaeological and paleontological resources will be removed and transferred for preservation at a local educational and scientific facility for research or display.[53] The General Plan EIR Exhibit B found that the General Plan Resource Management Element contains policies and programs to help preserve the paleontological, archaeological and historical resources in the City and that impact levels will be insignificant with implementation of these proposed conservation/preservation programs.[54]

The SummerWind Ranch EIR (Subarea A) determined that the specific plan would impact four cultural sites and possible paleontological resources in the specific plan area, but that these impacts would be less than significant with project specific mitigation, to wit: Mitigation Measures MM-CR2-1 through MMCR2-6, incorporated herein by reference.[55]

The JP Ranch EIR (Subarea B) determined that there was a low to moderate potential for discovering archaeological or paleontological resources during earthwork on the development project and recommended Mitigation Measures 3.12.1 through 3.12.-6 (on-site monitoring and handling requirements), incorporated herein by reference, which will reduce the potential impacts to less than significant levels.[56]

The Project does not propose site-specific, development/ redevelopment projects, beyond those identified in the General Plan and evaluated in the General Plan EIR, or in the specific plans as evaluated in the related EIRs. The Redevelopment Plan is a planning and financial tool adopted to alleviate existing blight and effectuate the policies of the General Plan within the Project Area over the Redevelopment Plan's 30-year life and it is require, as a

[53] General Plan Resource Management Element, p. 4-25.
[54] General Plan EIR Exhibit B, p. 8.
[55] SummerWind Ranch EIR, Section 3.4, Cultural Resources, pp. 3.4-1 through 3.4-8; Executive Summary, Table ES-2, pp. ES-27, ES-28.
[56] JP Ranch EIR, Section 3.12, Cultural Resources, pp. 3.12-1 through 3.12-8; Executive Summary, pp. ES-20, ES-21.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

matter of law to be consistent with the General Plan, specific plans and all other local, regional, State and federal policies, standards, codes and regulations. When specific projects are identified and proposed for Agency implementation, additional environmental assessment and analysis may be required and specific mitigation measures imposed as appropriate and necessary. Further evaluation of impacts on historical resources in the Program EIR for the Project is not required.

The Redevelopment Plan is required, as a matter of law, to be consistent with applicable planning policies, local codes and standards, as well as with applicable regional and federal policies, regulations and standards. No impacts are anticipated to occur in this regard and no further assessment is required in the Program EIR for the Project.

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

See the discussion in VII.5.a) above, which is incorporated herein in its entirety, including the General Plan and specific plans goals, policies, findings and mitigation measures.

It is reasonable to conclude with the mitigation measures in place and the requirement for the Redevelopment Plan to conform to the General Plan and specific plans, adverse impacts with respect to archaeological resources will be less than significant in the Project Area. This topic will not be evaluated further in the Program EIR for the Project.

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

See the discussion in Section 5.a) above, which is incorporated here in its entirety. There is a potential during excavation and construction related to future site-specific projects for the discovery of paleontological resources; therefore, at such time as site specific, redevelopment/development project(s) are proposed for the Project Area, additional environmental assessment may be required and consequent environmental study, analyses and mitigation may be required as appropriate. Given that the Redevelopment Plan proposes no specific development/redevelopment projects at this time, and the policies and mitigation measures in place, it is reasonable to conclude that impacts to paleontological or geological features will be less than significant as the result of Redevelopment Plan adoption. This topic will not be evaluated further in the Program EIR for the Project.

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

See the discussion in Section 5.a) above, which is incorporated herein. No cemeteries are located within the Project Area. The Project Area is not known or expected to contain any human remains, including ones located outside of formal cemeteries. Section 7050.5 of the California Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the County coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission (NAHC). CEQA Guidelines (Public Resources Code Section 5097) specifies the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the NAHC.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Given the protections already in place, as described in Sections 5.a) through 5.c) above and incorporated here as applicable, the adoption and implementation of the Project will have a less than significant adverse impact with regard to the disturbance of human remains. No further evaluation is required in the Program EIR for the Project.

Based on the foregoing comments in Sections 5.a) through 5.d) above, potential impacts to Cultural Resources in the Project Area will not be evaluated further in the Program EIR for the Project.

6. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☒	☐	☐

Fault rupture hazards are gauged by the youngest geologic layer a fault offsets. The hazard of surface fault rupture, with consequent damage to structures directly overlying the trace of an active fault, led to the enactment of the Alquist-Priolo Special Studies Zone Act (APSSZ) of 1972. Evidence of fault displaced sediments that are less than 11,000 years old is used as a yardstick to gauge the surface rupture potential of faults. The objective of fault investigations within an APSSZ is to locate the trace of the fault so that setbacks away from the fault can be prescribed. No Special Studies Zones have been designated by the State's Division of Mines & Geology (CDMG) within the City. However, the APSSZ Act allows individual jurisdictions to create special studies zones around faults not yet recognized by the State as active. The County has designated two such Fault Hazard Zones within the City for the Banning and Cherry Valley faults. Other faults in the City include the Singleton Ranch, Shadybrook Ranch, and San Gorgonio Pass Zone. Other faults in close proximity to, but not within City limits, include the Crafton Hills Fault Zone and the Beaumont Plain Fault Zone. Investigations have indicated that the Chicken Hill and Western Heights faults of the Crafton Hills Fault Zone are active in the Yucaipa. The Beaumont Plain Fault Zone consists of several north-northwest trending fault traces that offset older alluvium. This fault zone is considered potentially active. Regional faults include the San Andreas and San Jacinto faults. [57]

The goals and policies of the General Plan Safety Element address the prevention of hazards in the City, as well as emergency planning and response to reduce human injury, property destruction, and social and economic disruption. Goal 1 states "*Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides,"* and is implemented by the following policies: 1.1) Encourage rural and open space uses for areas within identified Fault Hazard Zones; residential development in these areas will be discouraged; 1.2) Require geological and geotechnical investigations in areas of potential seismic or geologic hazards as part of the environmental and development review process; require mitigation of seismic or geologic hazards to the satisfaction of the responsible agencies; 1.3) Continue to require preliminary investigations of tract

[57] General Plan Safety Element, Fault Rupture Hazards, pp. 5-8, 5-9; Exhibit 5-2, Faults and Fault Hazard Zones.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

sites by State-registered geotechnical engineers and certified engineering geologists (following Chapter 70 of the Uniform Building Code and Chapter 29 of the California Building Code); 1.4) Retain, on a contract basis, a State-certified engineering geologist and a civil engineer to review all geotechnical studies for proposed development, including fault studies, and to review grading operations;1.5) Require liquefaction assessment studies in areas identified as having moderate to high liquefaction susceptibility.[58]

The General Plan EIR Exhibit B determined that the environmental impacts of new development allowed under the General Plan on earth and geology include exposure of structures and their users to geologic and seismic hazards present in the area. Other impacts involve the disturbance of existing soil cover and changes in the natural terrain of the area. Exhibit B found that future development means that more people and structures will be exposed to the geologic and seismic hazards in the City area. Exhibit B further found that the General Plan Safety Element policies and programs will mitigate the impacts associated with General Plan buildout and that i) the adverse impacts on earth and geology that will occur with future development are expected to be mitigated; and ii) geologic hazards can be successfully mitigated by land use controls and building and engineering methods. Exhibit B concluded that while "*seismic hazards can be reduced to minimize injury and property damage, they cannot be totally eliminated and will remain significant in the City."* As part of its certification of the General Plan EIR and adoption of the General Plan, the City Council therefore adopted a Statement of Overriding Considerations, making the determination that the remaining adverse environmental effects related to seismic hazards that cannot be wholly mitigated to insignificant levels are acceptable when compared with the benefits that would occur from General Plan adoption.[59]

The SummerWind Ranch EIR (Subarea A) identified four potential impacts, GS-1 through GS-4, related to geology and soils, including faulting, seismicity, liquefaction, landslides, among others, and identified nine mitigation measures, MM-GS1-1 through GS 1-3 and MM-GS 2-1 through MM-GS 2-4, incorporated herein by reference.[60] The SummerWind Ranch EIR concluded that such impacts are less than significant with mitigation.

The JP Ranch EIR (Subarea B) identified Impact 3.7.1, the impacts of local soils on grading, project footing and development, reducing the impacts to less than significant through Mitigation Measure 3.7-1 requiring specific design and construction practices based on geotechnical evaluation.[61]

The Redevelopment Plan proposes no site-specific, development/redevelopment projects in the Project Area that have not previously been contemplated by the General Plan and specific plans and evaluated by their associated EIRs, because no such projects have yet been identified or funded. The Redevelopment Plan is a planning document and financial tool designed to assist in remedying blight and facilitating economic development within the Project Area over the 30-year life of the Plan. As site-specific, development/redevelopment projects are identified and assessed for potential impacts in this regard, additional in-depth environmental analysis may be required and additional mitigation measures may be imposed. Furthermore, any development/construction projects occurring within the Project Area are required to meet or exceed the mandatory engineering thresholds established to mitigate seismic impacts as required by the City's building code and Zoning Ordinance. Such assessment and project specific mitigation is best completed at the time new site-specific projects are proposed for development

At this programmatic stage of redevelopment plan adoption, it is reasonable to conclude that adoption of the Plan will have a less than significant impact on, and should not expose people to substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, with the incorporation of existing General Plan goals and policies and with the incorporation of the mitigation measures that are recommended in

[58] General Plan Safety Element, p. 5-4

[59] City of Calimesa, City Council Resolution 94-5, Exhibit "A" Statement of Overriding Considerations for the Proposed Calimesa General Plan, April 4, 1994.

[60] SummerWind Ranch EIR, Section 3.5 Geology and Soils, pp. 3.5-1 through 3.5-9; Executive Summary, Table ES-2, pp. ES-28 through ES-30.

[61] JP Ranch EIR, Section 3.7 Geology, pp. 3.7-1 through 3.7-8; Executive Summary, p. ES-14.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

the SummerWind Ranch and JP Ranch EIRs. The Project may also have a remedial impact on existing older structures subject to ground shaking risk by bringing such structures into compliance with current building standards. No further review is required in the EIR for the Project.

ii) Strong seismic ground shaking? ☐ ☒ ☐ ☐

See the overview discussion in Section 5.a) i) above, which is incorporated here in its entirety, including the cited General Plan goals and policies and EIR mitigation measures, which are made part hereof. The City is located within an area that may be subject to moderate to severe ground shaking given the surrounding fault systems. This hazard exists because of the buildup of potential energy that may suddenly be released along a major fault system.

General Plan Safety Element goals and policies, as well as specific plans mitigation measures, enumerated above and incorporated herein by reference, reduce such impacts to less than significant levels.

Given that no site-specific, Agency-assisted projects are currently identified, the General Plan policies in place and the requirement for the Redevelopment Plan's conformity to the General Plan, it is reasonable to conclude that, with the incorporation of existing mitigation measures, adoption of the Redevelopment Plan will have a less than significant impact on, and should not expose people to the substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction? ☐ ☒ ☐ ☐

See the overview discussion in Section 5.a) i) above, which is incorporated here in its entirety, including the enumerated General Plan goals and policies, and specific plans EIRs mitigation measures. Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. Areas most prone to liquefaction are those that are water saturated (e.g. where the water table is less than 30 feet below the surface) and consist of relatively uniform sands that are low to medium density. Areas underlain by younger alluvium within active stream channels in the western portion of the City (Oak Valley area) are prone to earthquake-induced ground failure (liquefaction), making any new development in this area susceptible to damage. The General Plan states, *"Several areas along canyon bottoms in the City of Calimesa have a high to moderate susceptibility to liquefaction. …. Site-specific geotechnical investigations are the only reliable method of determining liquefaction and landslide potential. The City shall require geotechnical studies for developments which may be located near or in areas identified to contain geologic hazards."*[62]

Potential liquefaction impacts will be reduced to a less than significant level through mitigation by the policies promulgated by the General Plan Safety Element as enumerated in Section 5.a) i) above and incorporated herein. The SummerWind Ranch EIR recommends mitigation measures, MM-GS 2-1 through MM-GS 2-4, incorporated herein by reference,[63] to reduce potential impacts to less than significant levels in the SummerWind Ranch Specific Plan area, which includes a large portion of Subarea A of the Project Area. Moreover, any site-specific, development/redevelopment project will be required to comply with all local zoning and building codes and permits, and with regional State and federal regulations. Therefore, it is reasonable to conclude that, with the

[62] General Plan Safety Element, p. 5-16

[63] SummerWind Ranch EIR, Section 3.5, Geology and Soils, pp. 3.5-1 through 3.5-9; Executive Summary, Table ES-2, pp. ES-28 through ES-30.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

incorporation of existing mitigation measures, the Redevelopment Plan will have a less than significant impact on, and should not expose people to, the substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. No further evaluation of liquefaction will be undertaken in the Program EIR for the Project.

iv) Landslides?	☐	☒	☐	☐

See the overview discussion in Section 5.a) i) above, which is incorporated here in its entirety, including the enumerated General Plan goals and policies, and specific plans EIRs mitigation measures. Landslides may occur on slopes of 15% or less, however, the probability is greater on steeper slopes, with old landslide deposits being the most likely to experience failure. Landslides typically occur within slide-prone geologic units that contain excessive amounts of water and are located on steep slopes. The topography of the Project Area and the City as a whole ranges from mild hills and valleys to steep canyons, which are subject to the City's Hillside Development Regulations applicable to slopes in excess of 16 percent in these areas. The Hillside Development Regulations are designed to preserve the hillsides and natural features in open space and minimize slide risk to the public health safety and welfare. (Municipal Code, Chapter 18.55, Section 18.55.040).

Potential landslide impacts will be reduced to a less than significant level through mitigation by the policies promulgated by the General Plan Safety Element as enumerated in Section 5.a) i) above and incorporated herein. Moreover, any site-specific, development/redevelopment project will be required to comply with all local zoning and building codes and permits, and with regional State and federal regulations. The General Plan states, *"Steep-walled canyons are also susceptible to landslides which pose constraints to development. Site-specific geotechnical investigations are the only reliable method of determining liquefaction and landslide potential. The City shall require geotechnical studies for developments which may be located near or in areas identified to contain geologic hazards."*[64] Therefore, it is reasonable to conclude that, with the incorporation of existing mitigation measures, adoption of the Redevelopment Plan will have a less than significant impact on, and should not expose people to, the substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including landslides. No further evaluation of landslides will be undertaken in the Program EIR for the Project.

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

See the overview discussion in Section 5.a) i) above, which is incorporated here in its entirety. Soil erosion is the process whereby soil materials are worn away and transported to another area either by wind or water. Rates of erosion can vary depending on the soil material, structure placement and human activity. Soil containing high amounts of silt can be easily erodible while sandy soils are less susceptible. Excessive soil erosion can eventually lead to damage of building foundations, roadways and dam embankments. Erosion is most likely on sloped areas with exposed soil, especially where unnatural slopes are created by cut and fill activities. Soil erosion rates can therefore be higher during a construction phase. Typically, soil erosion potential is reduced once the soil is graded and covered with concrete, structures, asphalt, or vegetation.

Potential soil erosion impacts will be reduced to a less than significant level through mitigation by the policies promulgated by the General Plan Safety Element as enumerated in Section 5.a) i) above and incorporated herein. The SummerWind Ranch EIR mitigation measures and the JP Ranch mitigation measures enumerated in Section 5.a) i) above and incorporated herein reduce potential impacts to less than significant levels in the Project Area. Moreover, any site-specific, development/redevelopment project will be required to comply with all local zoning

[64] General Plan Safety Element, p. 5-16

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

and building codes and permits, and with regional, State and federal regulations. Therefore, it is reasonable to conclude that the Redevelopment Plan adoption will have a less than significant impact on, and should not result in substantial adverse effects from soil erosion. No further evaluation of soil erosion will be undertaken in the Program EIR for the Project.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐

See the discussions in Sections 5.a) i) through 5.b) above, which are incorporated herein. For any grading activity in the City, it has been City policy to minimize disturbance to natural landforms, while preventing conditions that result in landsliding, runoff, or erosion. The County's Grading Code (modified after Chapter 70 of the Uniform Building Code) and the City's Hillside Development Regulations address safety concerns in the grading process by requiring: i) preliminary investigations of tract sites by qualified geotechnical engineers and engineering geologists; ii) developers to retain the services of a qualified geotechnical engineer and engineering geologist during construction and coordination between the civil engineer, engineering geologist and geotechnical engineer while supervising grading during construction; iii) certification as to the stability of the building site to adverse effects of rain and earthquakes before issuance of building permits; and iv) mitigation of on site hazards caused by grading that may affect adjacent properties, including erosion and slope instability.[65]

The Redevelopment Plan will not lead directly to impacts associated with subsidence, liquefaction or collapse, and adherence to the General Plan goals and policies, as well as to related local, regional, State and federal codes, standards and regulations will mitigate potential indirect impacts to a less than significant level. Also, as a matter of law, all site-specific projects assisted by the Agency must adhere to the General Plan, specific plans and other local, regional, State and federal building requirements, including the California Building Code. Therefore, it is reasonable to conclude that, with the incorporation of existing mitigation measures, any Redevelopment Plan-related impacts in this regard will be less than significant and no further evaluation is required in the Program EIR for the Project.

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

Expansive soils possess a “shrink-swell” behavior. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may result over an extended period of time, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils. Typically, soils that exhibit expansive characteristics comprise the upper five feet of the surface. The effects of expansive soils can damage foundations of above-ground structures, paved roads and streets, and concrete slabs. According to the General Plan Safety Element, City soils generally have low shrink-swell potential. However, some soils developed on older alluvium and the San Timoteo formation may have clay-rich horizons that may locally have shrink-swell potential. Alluvial soils within

[65] General Plan Safety Element, pp. 5-17, 5-18.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

active" major drainages may be susceptible to consolidation and hydrocompaction. The General Plan Safety Element provides that "*site specific studies shall be conducted to evaluate the expansion and settlement potential of soils, prior to development*."[66]

As a matter of law, all Agency-assisted projects implemented under the Redevelopment Plan will be required to comply with the General Plan, the Zoning Ordinance, the building code and all local, regional, State and federal codes, regulations and standards. As such, the Redevelopment Plan is anticipated to have less than significant impacts in this regard and no further evaluation will be undertaken in the Program EIR for the Project.

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

According to the General Plan, the use of septic tanks is permitted for certain lots in the City planning area that are 1/2 acre or larger and in outlying areas of the City; however, it is in the public interest to provide connections to the water and sewer systems serving the City. Given the current use of alternate wastewater disposal in certain parts of the City planning area, and in conformance to building code requirements, it is reasonable to conclude that soils in the Project Area generally support the use of alternate waste water disposal systems. With respect to the SummerWind Ranch and JP Ranch plans, no septic tanks or alternative wastewater methods are identified. All development will be served by the Yucaipa Valley Water District for wastewater

Because as a matter of law it must be consistent with the General Plan, the Redevelopment Plan will have no significant impact on, and will not further exacerbate any current deficient conditions in the Project Area. To the contrary, the Plan is anticipated to assist in upgrading existing deficient systems. All Agency-assisted projects implemented under the Redevelopment Plan will be required to comply with the General Plan, the specific plans, the Zoning Ordinance and all local, regional, State and federal codes, regulations and standards. As such, the Redevelopment Plan is anticipated to have less than significant impacts in this regard and no further evaluation will be undertaken in the Program EIR for the Project.

Based on the foregoing comments in Sections 6.a) through 6.e) above, potential impacts with respect to geology/soils in the Project Area will not be analyzed further in the Program EIR for the Project.

7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

[66] General Plan Safety Element, p. 5-17

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

A framework of federal, State and local environmental laws, ordinances, regulations and standards, exists to reduce risks of accidents and reduce routine hazards, ranging from the federal Superfund and Clean Air Acts to State requirements for Risk Management Plans (RMP) submitted by stationary source handlers, to the local California (Uniform) Fire and Building Codes. Further, as a matter of law, " No person shall discharge from any source whatsoever such quantities of air contaminants or other material which causes injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the pubic, or which cause, or have a natural tendency to cause injury or damage to business or property";[67] and the State Government Code restricts the issuance of an occupancy permit to any new facility involving the handling of acutely hazardous materials until the facility has submitted an RMP to the County Department of Environmental Health, Hazardous Materials Division (the local administering agency).[68]

The State defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bioaccumulative properties, persistence in the environment, or is water reactive.[69] The primary concern associated with the release of a hazardous material is the short and long term effects that exposure to a hazardous substance may have on the public. All businesses that handle more than a specified' amount of hazardous materials are required by both the Federal and State governments to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons ·of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance). Every handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the County of Riverside Department of Environmental Health, Hazardous Materials Division on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Inspectors from the County of Riverside Department of Environmental Health, Hazardous Materials Division conduct yearly inspections of businesses that have' submitted a business plan and conduct follow up inspections as needed.[70]

The U.S. Department of Transportation (DOT) regulates the transportation of hazardous materials between states and foreign countries. DOT regulations govern all means of transportation, except packages sent by mail, which are governed by U.S. Postal Service regulations. The State has adopted DOT regulations for the intrastate movement of hazardous materials. In addition, the State regulates the transportation of hazardous waste originating in the State and passing through the State. State regulations are contained in Title 26 of the CCR. Both regulatory programs apply in California. The two State agencies that have primary responsibility for enforcing federal and State regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol (CHP) and the California Department of Transportation (Caltrans).

The General Plan Safety Element promulgates the following goal and policies with respect to hazardous materials: Goal 5: Reduce the potential for hazardous waste contamination in the City. Policies: 5.1) Comply with the enforcement of disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials at the site, and to notify the appropriate County, State and/or Federal agencies in the event of a violation. 5.2) Identify and restrict the types of hazardous materials that are transported through the City on the Interstate 10, and the Southern Pacific Railroad line. Identify any City roadways along which hazardous materials may be transported, and restrict the transport of such materials on those routes. 5.3) Coordinate with railroads and trucking companies to ensure that transport of materials does not present a threat to life or property in Calimesa. 5.4) Land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials will be located a safe distance from land uses that may be adversely impacted by such

[67] Health and Safety Code, Section 41700.
[68] Government Code Section 65850.2.
[69] California Code of Regulations, Title 22.
[70] General Plan Safety Element, p. 5-23.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

activities. 5.5) Coordinate with the County Fire Department and County Department of Environmental Health to assure improved response and capability of handling hazardous materials incidents. 5.6) Promote efforts to reduce or eliminate the use of hazardous materials. Encourage residents to buy toxic substances only in the amount needed to do the job, and encourage the use of safer alternative products that do not pose a threat to the environment.[71]

The General Plan EIR Exhibit B found that the Safety Element of the General Plan addresses the potential for disaster in the planning area. The Public Safety Plan and programs provide ways to prevent and protect residents from existing hazards in the City. Policies and implementation programs which are designed to reduce risks and hazards to human health and to increase public safety in the City. The potential impacts on human health that may occur with new development can be mitigated by programs in the General Plan, as well as by State, federal and regional laws. These impacts are expected to remain at insignificant levels. The potential for disaster brought by new development under General Plan will be mitigated by the programs in the General Plan. No significant adverse impacts will occur with implementation of the safety programs and measures in the General Plan.[72]

The Redevelopment Plan would not lead directly to impacts associated with the handling, use, storage and transport of hazardous materials. Adherence to the General Plan goals, policies and programs, as well at to related local, regional, State and federal requirements will mitigate potential indirect impacts to a less than significant level. Also, as a matter of law, all site-specific projects assisted by the Agency must adhere to the General Plan, the specific plans and other local, regional, State and federal building requirements including those put forth by the County's Department of Environmental Health; therefore, it is reasonable to conclude that any Redevelopment Plan-related impacts in this regard will be less than significant and no further evaluation is required in the Program EIR for the Project.

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

See the overview discussion in Item 7.a) above, which is incorporated here by reference. As with routine handling use, transport and disposal, adherence to the General Plan goals and policies, as enumerated above and incorporated here, as well as to related local, regional, State and federal requirements should mitigate potential indirect impacts to a less than significant level. Also, as a matter of law, all site-specific projects assisted by the Agency must adhere to the General Plan and other local, regional, State and federal building requirements including those put forth by the County's Environmental Health Services Department; therefore, it is reasonable to conclude that any Redevelopment Plan-related impacts in this regard will be less than significant and no further evaluation is required in the Program EIR for the Project.

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

[71] General Plan Safety Element, p. 5-7.
[72] General Plan EIR Exhibit B, p. 5.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

In addition to general CEQA requirements, school acquisition/development projects to be funded under the State School Facilities Program must satisfy several specific requirements established under the California Education Code and the CCR. These regulations require that potential school hazards relating to soils, seismicity, hazards and hazardous materials, and flooding be addressed during the school site selection process. Compliance with these requirements address hazardous conditions associated with the siting of new public schools within the City Planning Area, including the Project Area. Development within the City is required to comply with, or demonstrate that the lead agency, if other than the district preparing the environmental impact report or negative declaration, has consulted with the appropriate City/County agency and with the SCAQMD concerning any facilities having hazardous or acutely hazardous air emissions within one-fourth of a mile of a proposed school site as required by CEQA Statutes Section 21151.4, Education Code Section 17213 and all other applicable federal, State, and local regulations, and with the City's General Plan Public Health and Safety policies.

Based on the above, the federal, State, County and local regulations, codes and standards in place, and based on the guiding and implementing policies of the General Plan and the conclusions of the General Plan EIR, the Redevelopment Plan for the Project will not expose schools to hazardous emissions or be in proximity to acutely hazardous materials, substances or wastes. No additional analysis will be undertaken in the Program EIR for the Project.

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

See the overview discussion in Section 7.a) above, incorporated here by reference. Numerous laws and regulations have been enacted to regulate the management of hazardous materials and waste to protect the public and the workplace. Implementation of these laws and the management of hazardous materials is regulated through programs administered by various agencies at the federal, State, regional and local levels. California Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List (also known as the Cortese List); consequently, as a matter of State and local compliance, any project to be constructed within the Project Area would be required to verify that such a site hazard either did not exist, required remediation, or has been remedied. No Cortese List sites are located within the Project Area. The California Environmental Projection Agency, Department of Toxic Substances Control (DTSC) is the primary "Responsible Agency" for matters concerning the use, storage, transport and disposal of hazardous materials and wastes in the State. No federal Superfund site, State response site, toxic release site, or leaking underground storage tanks are located within the Project Area.[73]

The Redevelopment Plan is a planning and financial tool to enable development/redevelopment activities within the Project Area. Thus, as the Redevelopment Plan is implemented over the long-term by the Agency, additional CEQA compliance, permits, reviews, assessments and/or applications may be required on a project-by-project basis in conformance with the General Plan, local building codes and regulations, as well as to comply with all applicable regional, State and federal requirements with respect to hazardous waste sites. No significant impacts that would create a hazard to the public or the environment are, therefore, anticipated to arise from adoption of the Redevelopment Plan and no further environmental evaluation is needed in the EIR for the Project.

[73] State of California, Department of Toxic Substances Control, Envirostor, Hazardous Waste and Substances Site List, December 2009; www.envirostor.dtsc.ca.gov/public/search.asp

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

No public or public use airport is located within two miles of the Project Area; no significant adverse impacts with respect to airport-related safety hazards in the Project Area will occur.

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

There are no private airstrips located in the vicinity of the Project Area; therefore, no significant impacts are anticipated to occur and no evaluation is required in the Program EIR for the Project.

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

The Federal Emergency Planning and Community Right-to-Know Act of 1986 requires detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of to prevent or minimize adverse effects to human health or the environment in the event such materials are accidentally released. California has developed an emergency response plan to coordinate emergency services provided by federal, State, and local governments and private agencies. Responding to hazardous materials incidents is one part of this plan. The plan is administered by the State Office of Emergency Services, which coordinates the responses of other agencies, including Cal EPA, the CHP, the DFG, and others.

The State and federal Governments require local governments to prepare and maintain emergency plans as a condition of certain funding assistance. The County is located in Mutual Aid Region VI, as designated by the State's Office of Emergency Services. The City prepared its Multi Hazard Functional Plan in 1992, which has as one of its primary objectives the creation of an emergency response organization. The City's emergency plan (EOP), was drafted in response to the California Emergency Services Act (Government Code Section 8550-8668) which requires each city to prepare and maintain an emergency plan for natural, manmade, or war-caused emergencies that result in conditions of disaster or in extreme peril to life. The City EOP includes planning and response scenarios for seismic hazards, extreme weather conditions, landslides, flooding, wildland fires, hazardous materials incidents, transportations emergencies, civil disturbance, and terrorist attacks. It is meant to work in conjunction with the County EOP and the State EOP. With respect to Risk of Upset, the General Plan EIR Exhibit B determined that General Plan Safety Element policies and implementation programs are designed to reduce risks and hazards to human health and to increase public safety in the City and the potential impacts on human health that may occur with new development can be mitigated by programs in the General Plan, as well as by State, federal and regional laws. Exhibit B concluded that these impacts are expected to remain at insignificant levels and no significant adverse impacts will occur with implementation of the safety programs and measures in the General Plan.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

As a matter of law, the Redevelopment Plan must be consistent with the General Plan, and Plan implementation activities by the Agency must conform to the General Plan and the Zoning Ordinance and with all applicable codes, regulations and guidelines including all applicable local, regional, State and federal emergency plans. As such, no Redevelopment Plan activities are anticipated to interfere with an adopted emergency response plan or emergency evacuation plan. No adverse impacts of significance are anticipated to occur as a result of the Redevelopment Plan and no further evaluation is required in the EIR for the Project.

h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	☐	☐	☒	☐

Following legislation adopted in the 1980s the California Department of Forestry and Fire Protection (Cal-Fire) was required to zone all State Responsibility Area (SRA) lands in accordance with the degree of severity of fire hazard. Each homogeneous zone was based on fuel loading, slope fire weather and other relevant factors present (Public Resources Code, Sections 4201-4204), resulting in zone designation ratings of fire severity of Moderate, High and Very High Fire Severity Zones. The City does not lie within any of these designated SRA Fire Severity Zones. Government Code, Sections 51175-89 directs Cal-Fire to map areas of very high fire hazard within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on relevant factors such as fuels, terrain, and weather. [74] The LRA map for the City shows most of the City area west of Interstate 10 to be in a High Fire Severity Zone (a small portion is unmapped), while that east of the City limits ranges from High Fire Severity Zone to Very High Fire Severity Zone.[75]

The General Plan Safety Element promulgates the following goal and policies with respect to fire hazards: Goal 4: "*Reduce threats to public safety and protect property, from wildland and urban fire hazards.*" Policies: 4.1) Ensure that law enforcement and fire services, such as fire equipment and response time, are adequate and able to respond to a major disaster. 4.2) Improve, over the next five years, average fire flow capabilities in the City by increasing the number of fire-fighting personnel in Station No. 21 of the Riverside County' Fire Department, and most importantly, by' supporting and encouraging the local water companies to upgrade the City's water distribution system so it can deliver the fire flow requirements set in the Riverside County Fire Protection and Emergency Medical Master Plan. 4.3) Encourage the Riverside County Fire Department in cooperation with the local water companies to conduct annual fire flow tests, especially in areas of high fire hazard. 4.4) Ensure that new or existing private access roads are at least 24 feet wide and have adequate turning radius for fire and emergency vehicles. 4.5) Coordinate with the Riverside County Fire Department to support the development of secondary water supplies for emergency fire flow needs in an emergency, including on-site supplies of water, supplementary gravity-fed municipal water tanks, and auxiliary water distribution systems. 4.6) Support earthquake strengthening and provisions for alternative or back-up

[74] State of California, Department of Forestry and Fire Protection; Riverside County (West) FHSZ Map, SRA, November 2007, and Calimesa LRA Map, September 2007; http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_riversidewest.php. According to Cal-Fire, the State Building Commission adopted the Wildland-Urban Interface codes in late 2005 to be effective in 2008. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated fire hazard severity zones will be used by building officials to determine appropriate construction materials for new buildings in the Wildland-Urban Interface. The updated zones will also be used by property owners to comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

[75] *Ibid.*

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essential services, such as water, sewer, electricity, and natural gas pipelines and connections, especially in areas of high seismic or geologic hazard. 4.7) Continue to enforce a Class A Roofing Ordinance for residential development and for commercial buildings. Encourage residents with existing wood shingle/unrated roofing. The General Plan EIR Exhibit B determined that General Plan Safety Element policies and implementation programs are designed to reduce risks and hazards to human health and to increase public safety in the City and the potential impacts on human health that· may occur with new development can be mitigated by programs in the General Plan, as well as by State, federal and regional laws. Exhibit B concluded that these impacts are expected to remain at insignificant levels and no significant adverse impacts will occur with implementation of the safety programs and measures in the General Plan. With respect to Risk of Upset, the General Plan EIR Exhibit B determined that General Plan Safety Element policies and implementation programs are designed to reduce risks and hazards to human health and to increase public safety in the City and that potential impacts on human health that may occur with new development can be mitigated by programs in the General Plan, as well as by State, federal and regional laws. Exhibit B concluded that these impacts are expected to remain at insignificant levels and no significant adverse impacts will occur with implementation of the safety programs and measures in the General Plan.[76]

Implementation of the Redevelopment Plan by the Agency will create a more urbanized setting which could reduce hazardous flammable vegetation. With this urbanized setting, flammable overgrown vegetation will be properly maintained by property owners and, in some cases, the City. Furthermore, adequate fire prevention and infrastructure will be a part of all Agency-assisted development/redevelopment projects that may occur and will, as required by the applicable codes, regulations and plans, meet all city, regional and State fire prevention standards. Therefore, it is reasonable to conclude that the Redevelopment Plan will have a less than significant impact on, and should not expose people or structures to a significant risk of loss, injury, or death involving wild land fires. No further evaluation is required in the EIR for the Project.

Based on the foregoing comments in Sections 7.a) through 7.h) above, potential impacts related to Hazards and Hazardous Materials in the Project Area will not be analyzed further in the Program EIR for the Project.

8. HYDROLOGY AND WATER QUALITY – Would the project:

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

Under the National Pollutant Discharge Elimination System (NPDES) program promulgated under Section 402 of the federal Clean Water Act (CWA), all facilities that discharge pollutants from any point source into waters of the U.S. are required to obtain an NPDES permit. The term pollutant broadly includes any type of industrial, municipal, and agricultural waste discharged into water. Point sources are discharges from publicly owned treatment works, discharges from industrial facilities, and discharges associated with urban runoff. The County of Riverside, including the City, is located within the Santa Ana River Basin. The Regional Water Quality Control Board for the Santa Ana River Region developed a Water Quality Control Plan for the Santa Ana River Basin in 1984 (referred to as the Basin Plan). The Basin Plan for the San Timoteo Subbasin designates municipal and domestic, agricultural, industrial service, and industrial process supplies as beneficial groundwater uses. The Basin Plan also defines water quality objectives for the San Timoteo Subbasin. Water quality samplings from Yucaipa Valley Water District wells indicate that some of the concentrations for total dissolved solids, sodium, chloride, and nitrate have exceeded the water quality objectives established in the Basin Plan for the San Timoteo Subbasin.[77]

[76] General Plan EIR Exhibit B, Risk of Upset/Human Health, p. 5.
[77] General Plan Resource Management Element, p. 4-4.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

The General Plan Land Use Element promulgates the following water and wastewater services policies: Goal 6: "*Ensure existing and future land uses have an adequate water supply system capable of meeting normal and emergency demands.* Supporting policies to Goal 6 are: 6.1) Development shall be constructed with adequate water supplies. 6.2) Development shall be required, when possible, to enhance local groundwater supplies through designs which promote on-site recharge and minimize impermeable ground coverage with landscaped areas, open space or recreation areas. 6.3) Promote water conservation for all land uses through a public education program which addresses conservation practices such as xeriscape and drought tolerant landscaping. City facilities shall be designed and operated with water conservation practices and programs. Goal 7: *"Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water recharge, minimizes water use, and prevents groundwater contamination."* Supporting policies to Goal 7 are: 7.1) Protect the quality of local groundwater supplies from septic system contamination. 7.2) Development shall provide for the adequate collection, treatment and disposal of the wastewater in accordance with the Santa Ana Regional Water Quality Control Board requirements. 7.3) Encourage existing development to connect to the public sewer system. 7.4) In residential areas with constrained topography and with lot sizes of 1/2 acre or greater, and not adjacent to or within a reasonable distance of a public sewer line, septic systems may be allowed. All new residential development less than 1/2 acre shall be required to connect to the public sewer system. 7.5) Require, through conditions of approval, that private development participate in improvements to the Yucaipa Valley Water District sewage collection System and subregional treatment plant system through sewer connections fees, construction and improvement of sewer system facilities, and the like.[78]

The SummerWind Ranch EIR (Subarea A of the Project Area) provides that construction and development of all phases shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Appropriate structural and non-structural Best Management Practices (BMPs) to control storm water discharges and protect water quality as developed through the specific plan drainage concept and City requirements shall be incorporated into the NPDES Permit. The SummerWind Ranch EIR determined that impacts related to water quality and groundwater in the SummerWind Ranch Specific Plan Area (Subarea A) were less than significant and required no additional project-specific mitigation.[79] The JP Ranch EIR (Subarea B) determines that required compliance with Section 402 of the Clean Water Act, including mandated BMPs, would reduce the potential for construction induced water pollution, concluding the proposed project would have a less than significant impact from construction induced water pollutants.[80]

As a matter of law, all Redevelopment Plan-related implementation projects are required to be consistent with the General Plan, specific plans and associated mitigation measures, comply with the Zoning Ordinance as well as with all local, regional, State and federal codes, regulations, plans and standards; therefore, no violations resulting from Agency-assisted redevelopment implementation projects will occur as the result of Redevelopment Plan adoption. Regulatory agencies with jurisdiction over groundwater and surface water quality in the area are the State Water Resources Control Board (SWRCB), the Department of Pesticide Regulation (DPR), the Department of Health Services (DHS), the Office of Environmental Health Hazard Assessment (OEHHA), and the Santa Ana Regional Water Quality Control Board (RWQCB), among others.

One of the main purposes of the Redevelopment Plan is to assist in the provision of needed infrastructure improvements in the Project Area such as safe, functioning, non-polluting sewer and water systems. When specific projects are proposed for Agency implementation in the Project Area, additional environmental impact assessment, subsequent project specific evaluation and appropriate mitigation may be required as a condition of project approval. All Project-related, development/redevelopment projects are required to be consistent with the General Plan, specific plans, and comply with the associated mitigation measures, as well as with all local,

[78] General Plan Land Use Element, pp. 1-9, 1-10.
[79] SummerWind Ranch EIR, Section 3.6 Hydrology and Water Quality, pp. 3.6-7, 3.6-8; Executive Summary, Table ES-2, pp. ES-30, ES-31.
[80] JP Ranch EIR, Section 3.8, Hydrology, p. 3.8-5.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

regional, State and federal codes, regulations, development and construction standards; therefore, violations of water quality standards or waste discharge requirements are not anticipated to occur as a result of the adoption and implementation of the Plan for the Project. No significant adverse impacts are anticipated to occur to water quality or wastewater treatment as the result of Plan implementation.

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

Please see the overview discussion in Section 8.a) above, which is incorporated herein. The Project, as proposed, does not contemplate any activity that would change the quantity of groundwater, direction or rate of groundwater flow, or cause an impact to groundwater quality that has not been examined by previously certified CEQA compliance; e.g., the General Plan EIR, the Oak Valley Specific Plan EIR, the SummerWind Ranch EIR and the JP Ranch EIR and their associated findings, determinations and adopted Statements of Overriding Considerations, which are referenced throughout this Program EIR.

The General Plan EIR Exhibit B determined that new development allowed under the General Plan Land Use Plan is expected to have impacts on local groundwater resources, leading to increases in water consumption and resulting in increased pumping of groundwater resources. Exhibit B found that the depletion of groundwater resources will be dependent on the amount of recharge and on the availability of alterative water sources, concluding that groundwater availability is a regional issue and will affect future residents of the City. Future development will reduce areas of ground percolation and recharge of the groundwater and groundwater contamination may occur with new development allowed under the General Plan Land Use Plan. The General Plan EIR Exhibit B further concluded that the General Plan Resource Management Element addresses the need to conserve groundwater resources in the Resource Management Element and that General Plan policies and programs that deal with water and hydrology call for the preservation of local water resources reducing such groundwater resource impacts to insignificant levels. Water conservation measures and alternative water sources are also expected to reduce the overdrafting of the groundwater.[81]

The SummerWind Ranch EIR further determined that impacts related to water quality and groundwater in the SummerWind Ranch Specific Plan Area (Subarea A) were less than significant and required no additional project-specific mitigation.[82]

Implementation of Project-related projects/programs does not contemplate any specific activity that would deplete groundwater resources or otherwise change the quantity of groundwater, direction or rate of groundwater flow, or cause an impact to groundwater quality beyond those impacts previously analyzed by the General Plan, SummerWind Ranch and JP Ranch EIRs. Furthermore, all site-specific, development/redevelopment projects are required to be in accordance with the General Plan and other local, regional, State and federal regulations and

[81] General Plan EIR Exhibit B, Water and Hydrology, p. 3.

[82] SummerWind Ranch EIR, Section 3.6, Hydrology and Water Quality, pp. 3.6-1 through 3.6-9; Executive Summary, Table ES-2, pp. ES-30, ES-31.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

requirements affecting water quality, recharge and discharge. Development/redevelopment activities undertaken by the Agency over the 30-year life of the Plan will be within the planning parameters of the General Plan; i.e., land use densities, growth management policies, as well as with all local, regional, State and federal codes, guidelines and standards.

As future site-specific projects are proposed within the Project Area for development or rehabilitation and reviewed for their specific potential environmental impacts in compliance with CEQA requirements, additional project-specific environmental analysis and ensuing specific mitigation measures may be required as a condition of such project approval. Given the programmatic nature of a redevelopment plan adoption, it is reasonable to conclude that Redevelopment Plan adoption will have a less than significant impact on groundwater supplies or cause depletion of groundwater supplies to levels not addressed by the General Plan; therefore, no additional evaluation is required in the Program EIR for the Project.

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

See the discussions in Sections 8.a) and b) above, which are incorporated herein, including the General Plan goals and policies identified above. Storm runoff and discharges of runoff into and/or encroachment upon natural drainages, wetlands, and/or flood plains are subject to the requirements of the federal Clean Water Act (CWA) and associated regulations, and to the requirements established by the EPA, SWRCB, RWQCB, and the City of Calimesa. In addition, intrusions into jurisdictional areas are subject to the requirements of the Clean Water Act, Sections 1600-1607 of the State Fish and Game Code, and to requirements established by the Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG).

The Redevelopment Plan proposes no project that would alter existing drainage patterns, the course of a stream or river, or other water course, in a manner which would result in substantial erosion or siltation on- or off-site that has not previously been evaluated by the General Plan, SummerWind Ranch and JP Ranch EIRs. Plan implementation in the Project Area by the Agency is subject to the goals and policies of the General Plan, the specific plans and their associated CEQA compliance, as well as to all applicable local, regional, State and federal codes, regulations and standards. The Redevelopment Plan does not propose land uses, densities, or intensities that are different from those approved in the General Plan and specific plans, as evaluated by the General Plan and specific plan EIRs for impacts or in any other way alter existing uses or those uses proposed to occur in the General Plan and specific plans. No significant adverse impacts are anticipated to occur with respect to the Project Area.

The SummerWind Ranch EIR determined that implementation of the SummerWind Specific Plan could potentially result in impacts to surface drainage (Impact HW1), which would be mitigated to less than significant levels with recommended Mitigation Measures MM-HW 1-1 and 1-2), which are incorporated herein by reference. The SummerWind Ranch EIR further determined that impacts related to water quality and groundwater in the SummerWind Ranch Specific Plan Area (Subarea A) were less than significant and required no additional project-specific mitigation.[83]

[83] SummerWind Ranch EIR, Section 3.6, Hydrology and Water Quality, pp. 3.6-1 through 3.6-9; Executive Summary, Table ES-2 pp. ES-30, ES-31.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

The JP Ranch EIR (Subarea B) identified five potential impacts (Impacts 3.8.1 through 3.8.5) to the development area as the result of project buildout on the JP Ranch site, including alteration of drainage patterns, alteration of off-site water flows, increase in quantity and velocity of runoff (increasing erosion and sedimentation). These impacts, the JP Ranch EIR concluded, would be reduced to less than significant levels through implementation of recommended Mitigation Measures 3.8.1 through 3.8.5, which are incorporated herein by reference.[84]

Since one of the purposes of the Redevelopment Plan is to make improvements to infrastructure and public facilities within or for the benefit of the Project Area, existing site drainage patterns may be improved over the 30-year life of the Plan. It is anticipated that the Redevelopment Plan will have no significant adverse impact on, and will not substantially adversely alter drainage patterns resulting in substantial erosion or siltation within or adjacent to the Project Area. No further evaluation is required for the Program EIR for the Project.

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

See the discussion in Section 8.c) above, which is incorporated here, specifically the General Plan goals and policies and applicable specific plans EIRs mitigation measures as cited. Stormwater in the City planning area generally flows from the San Bernardino Mountains in the north and east to the San Timoteo Creek in the west. The Calimesa Flood Channel, which weaves between County Line Road and Avenue L West, north of Subarea B, is under the jurisdiction of the Riverside County Flood Control and Water Conservation District (RCFC & WCD). It serves as the main drainage channel for the northern section of the City. Calimesa has authority over other unimproved stream courses and storm drain facilities. These include: the Garden Air Wash which drains the central portion of the City and intermittent stream channels draining the San Bernardino Mountains and the Calimesa Hills. Improvements to the City's drainage system are provided by new development, as developers are required to maintain storm flows onsite and provide underground storm drains as part of individual development projects. The City adopted a Master Flood Control and Drainage Plan to address flooding and storm water disposal in the area.[85]

The General Plan promulgates the following goal and policies with respect to storm water drainage: Goal 9: "*Ensure that adequate flood control facilities are provided prior to or concurrent with development, in order to protect the lives and property of Calimesa residents.*" Supporting policies are: 9.1) Provide for the adequate drainage of storm runoff to protect the lives and property of residents. 9.2) Monitor and maintain drainage and flood control facilities to ensure adequate capacity. 9.3) New development shall bear the cost of new facilities and upgrades to existing drainage facilities to accommodate the additional storm runoff caused by the development. 9.4) Adequate storm drain and flood control facilities shall be operational prior to the issuance of certificates of occupancy for new development. 9.5) Designate, preserve and acquire land for necessary flood control facilities in accordance with the City's Master Flood Control and Drainage Plan. 9.6) Development within the 100-year flood plain, as designated by the Federal Emergency Management Agency (FEMA), shall be consistent with the requirements of FEMA. 9.7) Seek to preserve drainage courses in their natural condition, while providing adequate safety and protection of property. 9.8) Street crossings of significant drainage courses should be, at the minimum, designed for a 15-year frequency

[84] JP Ranch EIR, Section 3.8, Hydrology and Water Quality, pp. 3.8-1 through 3.8-7, Executive Summary, p. ES-15.
[85] General Plan Land Use Element, p. 1-9.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

storm. [86] The General Plan EIR Exhibit B found that there are areas identified as potential flood zones and any new development within these areas will be subject to flood hazards. These areas are small scattered pockets and do not pose widespread flood hazards.[87] Exhibit B concluded that flood hazards can be prevented through infrastructure projects and implementation of the City's Master Flood Control and Drainage Plan and that the impacts on ground water resources can be mitigated to insignificant levels.

The Plan for the Project contemplates no development/redevelopment activity that would result in substantially altered drainage patterns in the Project Area not previously evaluated by the General Plan and specific plans EIRS and incorporated herein; thus, no substantial increase of surface runoff resulting from Agency implemented projects is anticipated to occur either within or in proximity to the Project Area.

Plan implementation in the Project Area by the Agency is subject to the goals and policies of the General Plan and the specific plans, as well as to all applicable local, regional, State and federal codes, regulations and standards. The Project does not propose land uses, densities, or intensities that are different from those approved in the General Plan, or in any other way alter existing uses or those uses proposed to occur in the General Plan. No significant adverse impacts are anticipated to occur with respect to the Project Area. No further analysis with respect to potential alterations of existing drainage patterns and possible flooding through increased rates of surface runoff will be undertaken in the Program EIR for the Project.

e)	**Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff**	☐	☐	☒	☐

A main purpose of the Redevelopment Plan is to upgrade existing infrastructure and decrease the potential for flooding. Due to the nature of possible future Redevelopment Plan-related development/redevelopment activities in the Project Area, absorption rates, drainage patterns, and the rate and amount of surface runoff could increase as the result of conversion of vacant and underutilized land into more urbanized and intensive land uses. However, all development will be in compliance with the General Plan, the specific plans, the Master Flood Control and Drainage Plan, and the Zoning Ordinance, as well as with all applicable local, regional, State and federal codes, standards and regulations. All development in the Project Area is subject to the goals and policies of the General Plan as cited throughout Section 8 of this Initial Study, which are incorporated herein by reference, and major portions of Subareas A and B of the Project area are further subject to the respective mitigation measures of the Summer Wind Ranch and JP Ranch EIRS. Therefore, it is reasonable to conclude that the Redevelopment Plan will have a less than significant impact upon water runoff pollution with the regulations, policies and programs already in place. No further assessment is required in the EIR for the Project.

f)	**Otherwise substantially degrade water quality?**	☐	☐	☒	☐

The 1972 amendments to the federal Clean Water Act prohibit the discharge of pollutants from point sources to waters of the United States unless a permit issued under the NPDES permitting program authorized the discharge. The Storm Water Phase II program requires, through the use of NPDES permits, operators of small

[86] General Plan Land Use Element, pp. 1-10, 1-11.
[87] General Plan EIR Exhibit B,

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

MS4s and operators of small construction sites to implement programs and practices to control polluted storm water runoff. A small MS4 is one that serves fewer than 100,000 residents. In California, the federal NPDES permitting program is implemented by the State Water Resources Control Board (SWRCB) and RWQCBs through the Porter-Cologne Act, a part of the California Water Code. All development in the Project Area is subject to the goals and policies of the General Plan as cited throughout Section 8 of this Initial Study, which are incorporated herein by reference, and major portions of Subareas A and B of the Project area are further subject to the respective mitigation measures of the Summer Wind Ranch and JP Ranch EIRS.

One of the major objectives of the Redevelopment Plan is to enable the Agency to improve infrastructure systems in the Project Area, such that existing degradation of water quality in the Project Area may ultimately be reversed through redevelopment implementation. As a matter of law, implementation of the Plan in the Project Area by the Agency is subject to the goals and policies of the General Plan and specific plans, and must comply with applicable mitigation measures, as well as to all applicable local, regional, State and federal codes, regulations and standards. Less than significant adverse impacts will occur with respect to water quality degradation in the Project Area, which have not been previously addressed by the General Plan EIR for the City Planning Area including the Project Area. No further analysis is required to be undertaken in the Program EIR for the Project.

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

The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 mandate the Federal Emergency Management Agency (FEMA) to evaluate flood hazards. FEMA provides Flood Insurance Rate Maps (FIRMs) for local and regional planners to promote sound land use and floodplain development, identifying potential flood areas based on the current conditions. The term "100-year flood" is a statistical designation, which indicates a 1-in-100 chance that a big flood will happen during any year. Perhaps a better term would be the "1-in-100 chance flood," or the 1 percent probability flood. The actual number of years between floods of any given size varies. Big floods happen irregularly because the climate naturally varies over a period of many years. Several very wet years in a row may bring big floods in successive or nearly successive years. The "500-year flood" is a flood having a 0.2 percent (two-tenths of one percent) or greater annual probability of occurring, or a 1-in-500 chance. Calimesa has been registered in the National Flood Insurance Program since December 1990. Storm-induced flood problems in the City, as defined by the National Flood Insurance Program, would include flash floods in the canyon areas, saturated mudflows on hillsides, and shallow flooding of streets and residences associated with poor storm drainage.[88]

Runoff is drained by several southwest-flowing drainages tributary to San Timoteo Creek that extend across the city of Calimesa. These tributaries are ephemeral, with rain water in the upper reaches generally infiltrating into the alluvium so that runoff decreases downstream. San Timoteo Creek drains northward into the Upper Santa Ana River, and on to the Pacific Ocean. Most potential flooding problems in the City are related to the inadequacy of the existing drainage. The City has authority over other unimproved stream courses and storm drain facilities. These include: the Garden Air Wash which drains the central portion of the City, running from approximately the corner of Fremont Street and Avenue L in the City's northeast toward slightly southeast across the Interstate-1-to the City's western boundary at San Timoteo Canyon Road near El Casco Road. Also, the City has jurisdiction over intermittent stream channels draining the San Bernardino Mountains and the Calimesa Hills. According to FEMA, only a narrow band on either side of the Garden Air Wash, from approximately Fremont Street to just west of the

[88] General Plan Safety Element, Figure 5-6, Flood and Inundation Hazards, p. 5-18,

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Interstate-10 is in a FEMA 100-year flood zone -- Zone A west of the Interstate and Zone AE from the Interstate to Fremont Road.[89] The Garden Air Wash runs along the northern edge of Subarea B of the Project Area.

The SummerWind Ranch EIR determined that implementation of the SummerWind Specific Plan could potentially result in impacts to surface drainage (Impact HW1), which would be mitigated to less than significant levels with recommended Mitigation Measures MM-HW 1-1 and 1-2), which are incorporated herein by reference. The SummerWind Ranch EIR further determined that impacts related to water quality and groundwater in the SummerWind Ranch Specific Plan Area (Subarea A) were less than significant and required no additional project-specific mitigation.[90]

The JP Ranch EIR (Subarea B) identified five potential impacts (Impacts 3.8.1 through 3.8.5) to the development area as the result of project buildout on the JP Ranch site, including alteration of drainage patterns, alteration of off-site water flows, increase in quantity and velocity of runoff (increasing erosion and sedimentation). These impacts, the JP Ranch EIR concluded, would be reduced to less than significant levels through implementation of recommended Mitigation Measures 3.8.1 through 3.8.5, which are incorporated herein by reference.[91]

A main purpose of the Redevelopment Plan is to upgrade existing infrastructure and decrease the potential for flooding. Due to the nature of possible future Redevelopment Plan-related development/redevelopment activities in the Project Area, runoff, absorption rates, drainage patterns, and the rate and amount of surface runoff could increase as the result of conversion of vacant and underutilized land into more urbanized and intensive land uses. However, all development will be in compliance with the General Plan, and the Zoning Ordinance. It is reasonable to conclude that the Redevelopment Plan will have no significant impact with respect to housing being placed within a 100-year flood zone with the regulations, policies and programs already in place. No further assessment is required in the EIR for the Project.

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

See the discussion in Sections 8.d) and 8.g) above, including the General Plan goals and policies, which are incorporated here by reference. All Redevelopment Plan-related, Agency-assisted, site-specific development/ redevelopment activities will comply with General Plan and specific plan goals and policies, as well as with local, regional, State and federal building codes, regulations and standards as appropriate and necessary. One of the purposes of the Redevelopment Plan is to improve infrastructure in the Project Area over the 30-year life of the Plan, which may remediate existing flood hazard issues with respect to Agency-assisted projects. No adverse impacts of significance are anticipated to occur. No further evaluation is required in the Program EIR for the Project.

[89] FEMA, Map Service Center, City of Calimesa, December 2009; www.fema.gov/plan/prevent/floodplain/.../flood_zones.shtm

[90] SummerWind Ranch EIR, Section 3.6, Hydrology and Water Quality, pp. 3.6-1 through 3.6-9; Executive Summary, Table ES-2, pp. ES-30, ES-31.

[91] JP Ranch EIR, Section 3.8, Hydrology and Water Quality, pp. 3.8-1 through 3.8-7; Executive Summary, p. ES-15.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

See the discussion in Sections 8.g) and 8.h) above, which is incorporated herein. Stormwater in the Calimesa area generally flows from the San Bernardino Mountains in the north and east to the San Timoteo Creek in the west. The Calimesa Flood Channel, which weaves between County Line Road and Avenue L West, is under the jurisdiction of the Riverside County Flood Control and Water Conservation District (RCFC & WCD). It serves as the main drainage channel for the northern section of the City. Calimesa has authority over other unimproved stream courses and storm drain facilities. These include: the Garden Air Wash which drains the central portion of the City and intermittent stream channels draining the San Bernardino Mountains and the Calimesa Hills. [92]

Runoff is drained by several southwest-flowing drainages tributary to San Timoteo Creek that extend across the City. These tributaries are ephemeral, with rain water in the upper reaches generally infiltrating into the alluvium so that runoff decreases downstream. San Timoteo Creek drains northward into the Upper Santa Ana River, and on to the Pacific Ocean. Most potential flooding problems in the City are related to the inadequacy of the existing drainage systems.[93]

The Riverside County Flood Control and Water Conservation District maintains the storm drain system in the City of Calimesa. Storm drains are usually designed to convey ten-year frequency storm flows, floods that are expected to be equaled or exceeded once every ten years. Storm drainage requirements are designed to prevent floods from rising above the curbline and beyond the right-of-way. Curbline inundation is not a direct threat to public safety. However, if access to a fire hydrant is hindered by street inundation, fire fighting capability can be indirectly affected. Street circulation is also hampered, which in an emergency is vital. Sheet flow along small, local or private roads in: the City is conveyed to storm drains or catchment basins. No major reservoirs are located within the City or upstream of the City; therefore, no impacts associated with inundation would occur. There is no hazard from earthquake-induced dam inundation in the City due to the lack of dam facilities in the area.[94]

The General Plan Safety Element promulgates the following goal with respect to flood hazards: "*Goal 3: Minimize Injury, loss- of life, property damage, and economic and" social disruption caused by flood and inundation hazards.*" Supporting policies are: 3.1 Continue to participate in the National Flood Insurance Program. 3.2 Conduct the drainage improvements according to the City's Master Flood Control and Drainage Plan to reduce the threat of inundation to developed areas of the City. 3.3 Assess potential environmental drainage impacts of new construction, including the necessity and impact of County drains and privately-owned and operated storm drains adjacent to slopes and canyon areas. 3.4 Contract with County Flood Control to conduct studies of drainage improvements in selected canyon areas where improvements may be needed. 3.5 Require the installation and maintenance of storm drains by homeowners; and strengthen storm drain maintenance district efforts to prevent local flooding and mud and debris flows from overtaxed storm drains during strong storms. 3.6 All development within identified flood hazard areas shall comply with the City's Floodplain Management Regulations. 3.7 Ensure that development does not divert storm water run-off onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by existing drainage facilities or the flood control improvements proposed with the development.[95]

[92] General Plan Land Use Element, p. 1-9.
[93] General Plan Safety Element, Exhibit 5-6, Flood and Inundation Hazards, p. 5-17.
[94] General Plan Safety Element, p. 5-17.
[95] General Plan Safety Element, pp. 3-5, 3-6.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

The General Plan EIR Exhibit B found that there are areas identified as potential flood zones in the City Planning area and any new development within these areas will be subject to flood hazards; it determined that these areas are small scattered pockets that do not pose widespread flood hazards, concluding that flood hazards can be prevented through infrastructure projects and implementation of the Master Flood Control and Drainage Plan.[96] Therefore, the potential for flood hazard is a less than significant.

The SummerWind Ranch EIR determined that implementation of the SummerWind Specific Plan could potentially result in impacts to surface drainage (Impact HW1), which would be mitigated to less than significant levels with recommended Mitigation Measures MM-HW 1-1 and 1-2), which are incorporated herein by reference. The SummerWind Ranch EIR further determined that impacts related to water quality and groundwater in the SummerWind Ranch Specific Plan Area (Subarea A) were less than significant and required no additional project-specific mitigation.[97]

The JP Ranch EIR (Subarea B) identified five potential impacts (Impacts 3.8.1 through 3.8.5) to the development area as the result of project buildout on the JP Ranch site, including alteration of drainage patterns, alteration of off-site water flows, increase in quantity and velocity of runoff (increasing erosion and sedimentation). These impacts, the JP Ranch EIR concluded, would be reduced to less than significant levels through implementation of recommended Mitigation Measures 3.8.1 through 3.8.5, which are incorporated herein by reference.[98]

Plan implementation in the Project Area by the Agency is subject to the goals and policies of the General Plan and the specific plans, as well as to all applicable local, regional, State and federal codes, regulations and standards. The Project does not propose land uses, densities, or intensities that are different from those approved in the General Plan, or in any other way alter existing uses or those uses proposed to occur in the General Plan. No significant adverse impacts are anticipated to occur with respect to the Project Area. No further analysis with respect to exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam will be undertaken in the Program EIR for the Project.

j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

A seiche is a free or standing wave oscillation(s) of the surface of water in an enclosed or semi enclosed basin that may be initiated by an earthquake. In the City area, there are several small reservoirs, or ponds, used for stock water and/or wildlife management. These reservoirs may be susceptible to seiching, with resultant small-scale, localized flooding, if the structures contain water at the time of an earthquake. estimate that the maximum height of the waves generated in these reservoirs would be approximately 1.5 feet.

Given its location, there is no inundation hazard to the City from tsunamis (seismic sea waves), which are long period waves that are typically caused by underwater disturbances (landslides), volcanic eruptions, or seismic events. Areas that are highly susceptible to tsunami inundation tend to be located in low lying coastal areas such as tidal flats, marshlands, and former bay margins that have been artificially filled but are still at or near sea level. The City, and therefore the Project Area, is not located within the range of tsunami, seiche or mudflow. No significant impacts are expected to occur.

[96] General Plan EIR Exhibit B, p. 3.

[97] SummerWind Ranch EIR, Section 3.6, Hydrology and Water Quality, pp. 3.6-1 through 3.6-9; Executive Summary, Table ES-2, pp. ES-30, ES-31.

[98] JP Ranch EIR, Section 3.8, Hydrology and Water Quality, pp. 3.8-1 through 3.8-7; Executive Summary, p. ES-15.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Calimesa is situated on the San Timoteo formation which consists of sandstones and claystone deposited by streams originating in the San Bernardino Mountains, older alluvium and younger alluvium. These sediments are poorly bedded and easily erodible, and thus susceptible· to landslides, debris and mudflows, settlement, and erosion. The older alluvial deposits exposed on steep faces of river bank cliffs are susceptible to superficial soil slips, debris flows, and mudflows. The San Timoteo Canyon area in western Calimesa near Subarea A is susceptible to erosion and landslides.[99] A mudflow is a flow of water containing large amounts of large suspended particles and silt. It is more dense and viscous than a streamflow and can deposit only the coarsest part of its load; causing sediment to be carried with it. Its high viscosity will not allow it to flow as far as a water flow. A mudflow or mudslide is the most rapid (up to 50 mph) and fluid type of downhill mass wasting. Mudflows occur on steep slopes where vegetation is not sufficient to prevent rapid erosion but can occur on gentle slopes if other contributing factors are present. Other factors are heavy precipitation in short periods and an easily erodible source material. Mudflows are most common in arid and semiarid areas. Landslides, mudflows and debris avalanches frequently accompany natural hazards such as floods and earthquakes. Given the topography in and around the City, mudflows and erosion related landslides are possible in certain portions of the Project Area.

Please see the discussions in Sections 6.b) and c), Geology and Soils, and the discussions in Sections 8 c) and d), Hydrology, including General Plan and specific plan goals and policies, and applicable mitigations measures, which are incorporated here. Neither the General Plan EIR Exhibit B, the SummerWind Ranch EIR, nor the JP Ranch EIR made any findings or recommended any project specific mitigation measures for seiches or mudflows. It is reasonable to conclude that, based on environmental assessments made at the time site specific projects are proposed for Agency participation, project-specific analysis and mitigation may be required on a case-by- case basis depending on the specific conditions on a particular project site. Because implementation projects initiated by the Agency must be consistent with the General Plan and comply with local and State building codes, regulations and standards, no Agency-supported activity will be located on, or cause instability to a geologic unit resulting in a mudflow. Site-specific investigations are necessary to determine potential slope instability problems at specific sites (tract or parcel size). In addition, the design, construction, placement, and maintenance of any water retention/detention facility would be required to adhere to applicable City, County, and California Building Code (CBC/UBC) standards and requirements to reduce potential impacts associated with inundation from a seiche or mudflow to a less than significant level. Based on the foregoing, Impacts from tsunamis are not significant and impacts from seiches or mudflows are considered less than significant. No further evaluation of the hydrology topic will be undertaken in the Program EIR for the Project.

Based on comments to Sections viii a) through h) above, the "Hydrology and Water Quality" environmental topic is not required to be evaluated further in the Program EIR for the Project.

9. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

The Project Area consists of two noncontiguous subareas (Subarea A, west of Interstate-10 and Subarea B, east of Interstate-10) which are not presently in a redevelopment project area within the City. Implementation of redevelopment programs and projects by the Agency in and/or for the benefit of the Project Area are not considered divisive in character, inasmuch as Plan adoption represents a Project Area overlay, much as a specific plan does but without a specific plan's land use authority. The Redevelopment Plan is intended as a planning and fiscal tool to aid in remedying blight in the Project Area, to facilitate economic development, improve infrastructure and community facilities, as well as to increase, improve, and preserve affordable housing for eligible persons and families in the community. No construction/rehabilitation projects are anticipated to occur as

[99] General Plan Land Use Element, p. 1-15.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

the result of Agency assistance that would physically divide the City or any of its neighborhoods. No impacts of significance are identified with respect to physical division of a community; therefore, further evaluation of this environmental topic is not required. However, the Land Use and Planning environmental topic will be evaluated in the Program EIR for the Project in order to evaluate other environmental impacts in the EIR within the context of the community.

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

As frequently stated in this Initial Study, as a matter of law, the Redevelopment Plan must be consistent with the City's General Plan, its Land Use Element, Safety Element, Circulation Element, Conservation Element, Noise Element and Housing Element; with the specific plans; with the City Zoning Ordinance, the General Plan Land Use Map, and all other applicable local, regional, State and federal codes, standards and regulations as they presently exist and as they may be amended from time to time. The Redevelopment Plan does not have the authority and does not propose to make changes to General Plan land use designations. As part of the adoption process, the CCRL requires the City's Planning Commission to make both a finding with respect to the Plan's conformity to the City's General Plan and an appropriate recommendation with respect to Plan adoption to the City Council. No significant impacts to land use planning are anticipated to occur as the result of Plan adoption and no further evaluation is required in the Program EIR for the Project. Nevertheless, this topic will be included in the Program EIR for the Project to enable a discussion of other environmental effects within the context of the community.

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

Please see the discussion in Section 4.f) above, which is incorporated here in its entirety. Affected site-specific redevelopment projects proposed for Agency implementation are subject to the requirements of such approved local, regional, State or federal conservation plans. City Municipal Code Chapter 16.05, Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee, provides for the collection development impact fees to ensure that all new development within the City pays its fair share of the costs of acquiring and preserving vegetation communities and natural areas within the City and the region, which are known to support plant and wildlife species covered by the MSHCP. In adopting the development fee ordinance, the City Council made the following finding: "*The preservation of vegetation communities and natural areas within the City and western Riverside County which support species covered by the MSHCP is necessary to protect and promote the health, safety and welfare of all the citizens of the City by reducing the adverse direct, indirect and cumulative effects of urbanization and development and providing for permanent conservation of habitat for species covered by the MSHCP."* (Municipal Code Section 16.05.010, subsection A.)

The Plan is required, as a matter of law, to be consistent with applicable planning policies, local codes and standards, as well as with applicable regional and federal policies, regulations and standards. No impacts are anticipated to occur in this regard and no further assessment is required in the Program EIR for the Project.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Although none of the issues addressed in Section ix a) through c) above necessitate additional analysis beyond the discussion in this Initial Study as the result of no impacts being determined, the "Land Use Planning" environmental topic will be included in the Program EIR for the Project, primarily as a means of putting other EIR topics, including the discussion topics of Project Alternatives and Cumulative Impacts, into the appropriate community context.

10. MINERAL RESOURCES – Would the project:

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

The City of Calimesa does not contain any significant sand, gravel, or rock resources, as identified by the Division of Mines and Geology. Although Riverside County areas south of Calimesa, and the Cities of Beaumont and Banning east of the City have been classified by the Division of Mines and Geology as Mineral Resource Zone 2, (MRZ-2 - areas containing significant mineral deposits or where there is a high probability of their existence), significant mineral resources do not extend into the City. Therefore, it is reasonable to conclude that Redevelopment Plan will have no impact on, and will not result in the loss of, a known regionally valuable mineral resource.[100] No further evaluation is required in the Program EIR for the Project.

b)	**Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**	☐	☐	☐	☒

See the discussion in 10 a) above, which is incorporated here. No impact resulting in the loss of availability of a locally important mineral resource recovery site will occur as the result of Plan adoption and implementation. No further evaluation is required in the EIR for the Project.

Based on the foregoing comments in Sections 10.a) through 10.c) above, potential impacts to Mineral Resources in the Project will not be evaluated further in the Program EIR for the Project

11. NOISE – Would the project result in:

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

The impacts of noise that could occur within the Project Area and the City as a whole, as a result of Plan implementation, can be divided into short-term and long-term impacts. Short-term noise impacts will occur for the duration of various Agency-assisted, site specific, improvement projects. The time, location and duration of these

[100] General Plan Resource Management Element, p. 4-2.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

impacts are not t known, nor can they be readily projected until such time as a site-specific, redevelopment project is identified. Short-term noise impacts generally will be caused by short-term construction activities associated with public improvement, construction and/or rehabilitation projects within the Project Area. Construction noise typically represents a short-term impact on ambient noise levels. Noise generated by construction equipment can often reach high, episodic levels. Bulldozers, concrete mixers, portable generators, backhoes, air guns and a variety of other equipment can create extremely high noise levels, but usually for short periods of time. Short-term noise impacts ordinarily do not represent significant negative environmental impacts, if, 1) construction activities are limited to daytime hours, and 2) construction equipment is equipped with noise control filters, as appropriate.

Long-term noise impacts will be the result of increased growth and development activity within the Project Area over time. The main source of long-term noise generated by the Project over its 30-year life is anticipated to be from increased vehicle trips and increased use/reuse of presently abandoned and/or underutilized sites. The increase of ADTs on roadway segments within the Project Area can also be expected to create an increase in the ambient noise levels that presently exist. The exact level of noise to be generated will depend upon the number of increased ADTs on a particular roadway segment caused by development of undeveloped parcels and the degree of success in the recycling of existing abandoned and underutilized parcels.

As part of its goal to preserve the City's rural atmosphere and quality of life, General Plan Land Use Element mandates that all development shall comply with the City's development standards and the Municipal Code, including, but not limited, to the subdivision ordinance, grading ordinance, zoning ordinance, sign ordinance, noise ordinance, and hillside development standards. The City has developed standards for noise in its Noise Ordinance. The ordinance states that single and low-density residential zones (including R-l, R-T, R-2, RR, and SP) shall not be subject to noise levels , greater than 50 dB; multi-family residential uses (including R-3, SP, and PRD) to noise levels greater than 55 dB; commercial uses to levels greater than 60 dB; and manufacturing .uses to levels greater than 70 dB. It also states that from 10 p.m. to 7 a.m., single family and low residential zones should have ambient noise levels of 40 dB, and multi-family zones an ambient noise level of 45 dB.

General Plan Noise Element goals and policies are divided into two areas: 1) Land Use Compatibility, and 2) Noise Control. Land Use Compatibility Goal 1 states: *"Ensure that all land uses are protected from excessive and unwanted noise."* Policies in support of Goal 1 are: 1.1) Establish acceptable limits of noise for various land uses throughout the City. Future development that could increase ambient noise levels shall be required to mitigate the anticipated noise increase, to the extent possible. 1.2) Noise sensitive uses (such as schools, libraries, homes, hospitals, medical facilities, etc.) shall be discouraged in areas where noise levels exceed acceptable limits. 1.3) Encourage good acoustical design in new construction. 1.4) Work towards the preservation of a quiet living environment for all residential neighborhoods. 1.5) Provide buffer areas between noise sources and other developments. 1.6) Provide measures to limit construction noise in residential areas.

General Plan Noise Control Goal 2 states, "*Work towards the reduction of noise impacts from vehicular traffic and trains."* Supporting policies are: 2.1) An acoustical study shall be required for new residential development in areas within designated CNEL contour of 60 dB or greater to determine what level of sound insulation, landscape buffer or sound attenuation wall, if any, is required to meet the CNEL acceptable interior noise level of 45 dB. 2.2) Include noise mitigation measures in the design of new arterial roadway projects. 2.3) Establish, maintain, and coordinate with adjacent cities and County agencies for noise abatement. 2.4) Develop and adopt a comprehensive noise ordinance which will prohibit unwanted and unnecessary noise within Calimesa. The Noise Ordinance will establish a noise enforcement and regulation program, along with setting standards for noise levels in the community. 2.5) Noise mitigation measures will be included' in the design and approval of any development on property located adjacent to the Southern Pacific Railroad. 2.6) Residential development in areas adjacent to freeway, arterial streets, the railroad, and other noise sources shall be designed to reduce the potential for noise impacts. 2.7) Regulate the use of residential streets by trucks, trailers, and construction vehicles, to the extent possible.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

The General Plan EIR Exhibit B found that future General Plan buildout will lead to short-term noise impacts associated with demolition, excavation, earthmoving, and construction activities. These impacts will include noise from construction crews and equipment. Long term noise impacts will come from vehicles, train activity, industrial processes and equipment, large group events, and concentrated business activities. These would be found along major roadways, the railroad tracks, industrial areas, commercial areas and places which can accommodate large groups of people. The primary source of noise is expected to come from traffic on the Interstate 10 and major roadways. Increased traffic on roadways will result in increased noise levels in the City. Exhibit B concluded that, the goals and policies of the General Plan Noise Element and the City's Noise Ordinance would mitigate the significant impacts of increased noise resulting from the increased urbanization in the City to less than significant levels.

The SummerWind Ranch EIR (Subarea A) identified five potential noise impacts (N1 through N5) in implementing the SummerWind Ranch specific plan, determining that four of these impacts (N2 through N5) were less than significant. Four mitigation measures, MM-N1-1 through MM-N1-4 incorporated herein by reference and made part hereof, were recommended for the remaining noise impact (construction noise). The SummerWind Ranch EIR concluded that this impact was reduced to less than significant with mitigation. [101]

The JP Ranch EIR (Subarea B) identified two noise impacts as the result of project implementation: construction noise and ongoing noise (Impacts 3.6.1 and 3.6.2). The JP Ranch EIR recommended Mitigation Measures 3.6.1 through 3.6.7 to reduce noise impacts, and concluded that noise impacts were less than significant with mitigation.[102]

The Redevelopment Plan proposes no Agency-assisted, site-specific, development/redevelopment projects beyond those evaluated through previous CEQA compliance, because no such projects have yet been identified or funded. The Plan is a planning document and fiscal tool to assist in remedying blight within the Project Area over the 30-year life of the Redevelopment Plan within the parameters of the General Plan and specific plans. When implementation projects are identified and assessed for potential impacts in this regard, additional in-depth environmental analysis may or may not be required and appropriate noise impact mitigation measures imposed. Based on the foregoing, it is reasonable to conclude that the Redevelopment Plan will have less than significant noise-related impacts with the policies and mitigation measures in place, and should not expose people to, or generate, noise levels in excess of the standards established by the General Plan and Noise Ordinance. No further evaluation of noise impacts is required in the EIR for the Project.

b)	**Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**	☐	☐	☒	☐

See the extensive overview discussion in Section 11. a) above, including General Plan goals and policies, and associated EIR mitigation measures, which are incorporated here. Ground borne vibration noise is associated with underground transit, construction activities, and railroad use in close proximity. The Redevelopment Plan will not be a direct source of ground borne vibrations or ground borne noise impacts that will exceed the established standards of the Noise Ordinance and General Plan Noise Element.

[101] SummerWind Ranch EIR, Section 3.8 Noise, pp. 3.8-1 through 3.8-20; Executive Summary, Table ES-2, pp. ES-34, ES-35.
[102] JP Ranch EIR, Section 3.6 Noise, pp. 3.6-1 through 3.6-9, Executive Summary, pp. ES-12, ES-13.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

As discussed in Item 11.a) above, which discussion is incorporated here in its entirety, the General Plan EIR Exhibit B determined that even with all feasible mitigation measures, long-term ambient noise level increases were less than significant.

In view of the foregoing extensive environmental reviews of the areas in and around the Project Area, it is reasonable to conclude that adoption of the Plan does not generate new environmental impacts to Biological Resources that have not been thoroughly evaluated in earlier CEQA analysis. The Project does not propose site-specific, development/ redevelopment projects, beyond those identified in the General Plan and evaluated in the General Plan EIR, or in the specific plans as evaluated in the related EIRs. The Redevelopment Plan is a planning and financial tool adopted to alleviate existing blight and effectuate the policies of the General Plan within the Project Area over the Redevelopment Plan's 30-year life and it is require, as a matter of law to be consistent with the General Plan, specific plans and all other local, regional, State and federal policies, standards, codes and regulations. When specific projects are identified and proposed for Agency implementation, additional environmental assessment and analysis may be required and specific mitigation measures imposed as appropriate and necessary. Further evaluation in the Program EIR for the Project is not required.

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

Implementation of Redevelopment Plan-related, site-specific projects may result in short-term or temporary noise impacts associated with construction projects and construction equipment. However, all increases in noise levels will be due to development in compliance with the General Plan and specific plans goals and policies, mandated restrictions on construction times, the Noise Ordinance, and the mitigation measures contained in the General Plan EIR, SummerWind EIR and JP Ranch EIR. The magnitude of noise levels during construction periods depends on construction schedules, the type and amount of construction equipment/machinery operating, the duration of use and the location and distance of sensitive noise receptors. Until such time as specific redevelopment projects are proposed for Agency assistance, it is unknown what such specific noise impacts might be. When such implementation projects are identified and assessed for potential impacts in this regard, additional in-depth environmental analysis may be required and mitigation measures imposed as appropriate. It is reasonable to conclude that implementation of the Redevelopment Plan will have a less than significant impact on, and should not expose people to, substantial adverse effects of temporary or periodic noise with the policies, standards, and feasible mitigation measures already in place. No further evaluation of noise impacts is required in the Program EIR for the Project.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

As previously stated, no public/public use airport is located in proximity to the Project Area. No significant impact exists and no further evaluation in the Program EIR for the Project is required.

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

No private airstrips are located in proximity to the Project Area; therefore, no significant impact exists and no further evaluation in the Program EIR for the Project is required.

Based on the foregoing comments in Sections 11.a) through 11.f) above, potential impacts with respect to Noise impacts in the Project Area will not be analyzed further in the Program EIR for the Project.

12. <u>Population and Housing</u> – Would the project:

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

Growth in the Project Area will not exceed predicted growth determined by land use policies contained in the General Plan, which directs and accommodates this predicted growth. If the Project Area achieves maximum General Plan buildout, the anticipated increase of jobs within the City could also induce additional population growth. The Redevelopment Plan does not propose any specific construction/reconstruction projects in the Project Area, it is instead a program of redevelopment to be used as a fiscal and planning tool to eliminate blight in the Project Area, so its impact, if any, on population is likely to be indirect. It is the implementation of the earlier adopted General Plan goals and policies that is inducing population growth in the City; the Redevelopment Plan, in conformance with the General Plan, may only account for an acceleration of the buildout process.

Implementation of Redevelopment Plan projects and programs by the Agency may act as a catalyst in encouraging development while improving infrastructure, affordable housing availability, economic opportunities and community facilities. All Agency-assisted redevelopment/development projects that are the result of Plan implementation must be consistent with land use densities allowable under the General Plan and Zoning Ordinance as they presently exist, and as they may be amended from time to time. Thus, it is anticipated that the Plan's impact will be less than significant on overall population, due to the policies and standards for development set forth in the General Plan and Zoning Ordinance. Nevertheless, primarily to address other environmental

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

issues and cumulative impacts, the Population and Housing topic will be addressed further in the Program EIR for the Project.

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

There are neither current plans, nor plans in the foreseeable future. that would involve the substantial displacement of existing housing units or a substantial number of people, necessitating the construction of replacement housing. If such a site specific project were to be proposed for Agency participation in the future, additional specific environmental assessment would be required, and mitigation measures imposed, as appropriate and necessary. However, one of the fundamental goals of redevelopment in California is the production, improvement and preservation of a participating community's supply of housing affordable to very low-lower-, and low- and moderate-income households. The Agency has in the past, and will continue to have subsequent to Plan adoption, a requirement to spend no less than 20 percent of its tax increment receipts ("LMI Fund" or "affordable housing set-aside") from the Project Area on affordable housing for occupation by those persons/families who qualify. This includes CCRL requirements to oversee the provision of additional units (the "inclusionary requirement") and the provision of affordable housing units to replace those lost as a result of Agency redevelopment activities (the "replacement requirement").

CCRL Sections 33411 and 33352(f) require the Agency to prepare a method or plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities in redevelopment project areas. The California Relocation Assistance Law (Government Code, Section 7260 *et seq.*) and the implementing regulations thereto set forth in Title 25, California Code of Regulations, Section 6000 *et seq.*, promulgated by State Housing and Community Development (HCD), provide the statutory and regulatory requirements, procedures, and general direction for Agency relocation obligations, if displacement were to occur in implementation of the Plan.

Due to the fact that the Agency must comply with the inclusionary and replacement requirements of the CCRL, among other things, if housing or persons were to be displaced, it is reasonable to conclude that the Redevelopment Plan will have a less than significant impact on, and should not cause permanent displacement of, existing housing or people. No further evaluation of housing displacement is required in the Program EIR for the Project.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

See the discussion Section 12.b) above, which discussion is incorporated here by reference? No significant adverse impacts are anticipated and no further evaluation is required in the Program EIR for the Project.

As stated in Section 12 a) through 12 c) above, even though impacts have been determined to be less than significant with respect to population/housing, the topic will be discussed in the Draft Program EIR for the Project to evaluate projected population increases in the Project Area, as well as to assess cumulative and growth-inducing impacts that may arise from the Project over the life of the Plan.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

13. PUBLIC SERVICES – Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection? ☐ ☐ ☒ ☐

The General Plan Land Use Element, in addressing growth management promulgates the following goal: Goal 2: "In order to preserve the quality of life, the character of the community, and to manage growth in Calimesa, allow development which is contiguous or close to existing development and in conjunction with the availability of infrastructure, public facilities and services." In support of this goal, Policy 2.1 provides that development pay its "fair share" of the cost of providing adequate public services, infrastructure and facilities. With respect to the provision of public services, General Plan Land Use Element, Goal 12 provides, among other things, that Plan for the location of convenient and adequate public services, such as libraries, schools, and fire stations to serve the existing and future residents of the City, and applicable supporting policies.[103] Any specific development proposal in the Project Area is required to pay a fair share as mitigation for any impacts to public services. The City's Municipal Code authorizes development impact fees on the issuance of all building permits or other initial entitlement of uses to finance the cost of public facilities and other improvements, including fire protection services.[104]

The General Plan EIR Exhibit B found that future development in the City planning area will require the provision of public services and infrastructure such as fire protection services, among other governmental services. Future development will require the expansion of service areas and increases in staffing and equipment in order to meet the greater demand. The demand for fire protection is directly related to the presence of fire hazards and emergency situations in the planning area. Adjustments in fire department staffing and equipment will be necessary as new development occurs in the City. Exhibit B concluded the impacts of new development on public services may be reduced through policies and implementation programs that call for the provision of adequate public services to serve new developments in the City, and that the impact of new development on public services can be mitigated with programs in the General Plan because timely provision of services as development takes place will prevent deterioration in existing service levels or inadequate services. Exhibit B further concluded that impacts on fire protection services are expected to be insignificant after mitigation. [105]

With respect to the SummerWind Ranch Specific planning area (including most of Subarea A), the SummerWind Ranch EIR determined that specific plan development would increase the demand for fire protection services (Impact PS1), and recommends five mitigation measures (MM-PS1-1 through 1-5), including development impact fees, among others, incorporated herein by reference, to reduce the impacts to less than significant levels.[106]

The JP Ranch EIR also identifies increased need for fire protection services (Impact 3.11.2) in its development planning area (most of Subarea B), and recommends two mitigation measures (Mitigation Measures 3.11-2 and 3.11-3, incorporated herein by reference), including impact fees, to reduce the impact to less than significant.[107]

[103] General Plan Land Use Element, p. 1-12.
[104] City of Calimesa, City Council Ordinance No. 260, 2007; Municipal Code Chapter 18.115.
[105] General Plan EIR, Exhibit B, Public Services, p. 7.
[106] SummerWind Ranch EIR, Section 3.9, Public Services, pp. 3.9-1 through 3.9-12; Executive Summary, Table ES-2, pp. ES-35, ES-36.
[107] JP Ranch EIR, Section 3.11 Public Services and Utilities; pp. 3.11-1 to 3.11-8, Executive Summary, p. ES-19.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

Given the Agency's redevelopment objectives outlined in this Initial Study, and the General Plan and specific plans goals and policies for achieving and maintaining fire protection standards in the community, it is reasonable to conclude that the adoption and implementation of the Redevelopment Plan will not create significant adverse impacts on fire protection. Further evaluation of fire protection services will not be included in the Program EIR for the Project.

ii) Police protection? ☐ ☐ ☒ ☐

The General Plan EIR Exhibit B found that future development in the project area will require the provision of public services and infrastructure including police protection services and other governmental services. Future development will require the expansion of service areas and increases in staffing and equipment in order to meet the greater demand. Crimes. traffic and traffic accidents will increase proportionally with the increase in population. Adjustments in police department staffing and equipment will be necessary as new development occurs in the City. Exhibit B concluded the impacts of new development on public services may be reduced through policies and implementation programs that call for the provision of adequate public services to serve new developments in the City, and that the impact of new development on such services can be mitigated with programs in the General Plan because timely provision of services as development takes place will prevent deterioration in existing service levels or inadequate services. Exhibit B further concluded that impacts on police protection services are expected to be insignificant after mitigation. [108]

The General Plan Land Use Element, in addressing growth management promulgates the following goal: Goal 2: "In order to preserve the quality of life, the character of the community, and to manage growth in Calimesa, allow development which is contiguous or close to existing development and in conjunction with the availability of infrastructure, public facilities and services." In support of this goal, Policy 2.1 provides that development pay its "fair share" of the cost of providing adequate public services, infrastructure and facilities. With respect to the provision of public services, General Plan Land Use Element, Goal 12 provides, among other things, that Plan for the location of convenient and adequate public services, such as libraries, schools, and fire stations to serve the existing and future residents of the City, and applicable supporting policies.[109] Any specific development proposal in the Project Area is required to pay a fair share as mitigation for any impacts to public services. The City's Municipal Code authorizes development impact fees on the issuance of all building permits or other initial entitlement of uses to finance the cost of public facilities and other improvements, including police protection services.[110]

With respect to the SummerWind Ranch Specific planning area (including most of Subarea A), the SummerWind Ranch EIR determined that specific plan development would increase the demand for police protection services (Impact PS2), and recommended one mitigation measures (MM-PS2-1), impacts fees, incorporated herein by reference, to reduce the impacts to less than significant levels.[111]

The JP Ranch EIR also identifies increased need for police protection services (Impact 3.11.3) in its development planning area (most of Subarea B), and recommends Mitigation Measure 3.11-4, development impact fees, incorporated herein by reference, to reduce the impact to less than significant.[112]

[108] General Plan EIR, Exhibit B, Public Services, p. 7.
[109] General Plan Land Use Element, p. 1-12.
[110] City of Calimesa, City Council Ordinance No. 260, 2007; Municipal Code Chapter 18.115.
[111] SummerWind Ranch EIR, Section 3.9, Public Services, pp. 3.9-1 through 3.9-12; Executive Summary, Table ES-2, pp. ES-35, ES-36.
[112] JP Ranch EIR, Section 3.11 Public Services and Utilities; pp. 3.11-1 to 3.11-8, Executive Summary, p. ES-19.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Given the Agency's redevelopment objectives outlined in this Initial Study, and the General Plan and specific plans goals and policies for achieving and maintaining police protection standards in the community, it is reasonable to conclude that the adoption and implementation of the Redevelopment Plan will not create significant adverse impacts on police protection. Further evaluation of police protection services will not be included in the Program EIR for the Project.

iii) Schools? ☐ ☐ ☐ ☒

The General Plan EIR Exhibit B found that future development in the project area will require the provision of public services including school services, among other governmental services. Future development will require the expansion of service areas and increases in staffing and equipment in order to meet the greater demand. school services will need to be augmented with increases due to increases in population in the planning area. The General Plan EIR estimated approximately 16,285 students will be residing in Calimesa at buildout. Exhibit B concluded the impacts of new development on public services may be reduced through policies and implementation programs that call for the provision of adequate public services to serve new developments in the City, and that the impact of new development on such services can be mitigated with programs in the General Plan because timely provision of services as development takes place will prevent deterioration in existing service levels or inadequate services. Exhibit B further concluded that impacts on school services are expected to be insignificant after mitigation. [113]

The General Plan Land Use Element, in addressing growth management promulgates the following goal: Goal 2: "*In order to preserve the quality of life, the character of the community, and to manage growth in Calimesa, allow development which is contiguous or close to existing development and in conjunction with the availability of infrastructure, public facilities and services.*" In support of this goal, Policy 2.1 provides that development pay its "fair share" of the cost of providing adequate public services, infrastructure and facilities. With respect to the provision of public services, General Plan Land Use Element, Goal 12 provides, among other things, that Plan for the location of convenient and adequate public services, such as libraries, schools, and fire stations to serve the existing and future residents of the City, and applicable supporting policies. Additionally, Goal 13 provides, ''*Coordinate planning and development proposals with the affected school district to ensure that adequate school facilities and services can be provided in a timely manner.*" [114] Supporting General Plan policies include: 13.1) Prior to project approval, allow the affected school district to review proposed developments and programs in the City which are likely to affect school services or facilities.13.2) Prior to the approval of projects which are likely to generate students, the applicant shall be required to mitigate school impacts to the full extent permitted by state law through land dedications, payment of fees, participation in a special assessment district, or any combination of the above. 13.3) When proposed developments cannot be served by existing school facilities and services, the City shall work with the developer and the school district in exploring options for service provision or facility funding. 13.4) The City shall work with the school districts to discourage the designation of attendance boundaries which split neighborhoods. [115]

With respect to the SummerWind Ranch Specific planning area (including most of Subarea A), the SummerWind Ranch EIR determined that specific plan development would increase the demand for schools (Impact PS3), and recommended two mitigation measures (MM-PS3-1 and 3-2), incorporated herein by reference, including statutory fees, to reduce the impacts to less than significant levels.[116]

[113] General Plan EIR, Exhibit B, p. 7.
[114] General Plan Land Use Element, p. 1-12.
[115] General Plan Land Use Element, pp. 1-12, 1-13.
[116] SummerWind Ranch EIR, Section 3.9, Public Services, pp. 3.9-1 through 3.9-12; Executive Summary, Table ES-2, pp. ES-35, ES-36.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

The JP Ranch EIR also identifies increased need for education services (Impact 3.11.1) in its development planning area (most of Subarea B), and recommends Mitigation Measure 3.11-1, school services impact fees, incorporated herein by reference, to reduce the impact to less than significant.[117]

Given the Agency's redevelopment objectives outlined in this Initial Study, and the General Plan and specific plans goals and policies for achieving and maintaining school standards in the community, it is reasonable to conclude that the adoption and implementation of the Redevelopment Plan will not create significant adverse impacts on school services. Further evaluation of school services will not be included in the Program EIR for the Project.

iv) Parks?	☐	☐	☒	☐

For the reasons discussed fully in Section 14, Recreation, below, and incorporated here by reference, it is reasonable to conclude that the Redevelopment Plan will have a less than significant impact on, and should not substantially accelerate the deterioration of, park and recreational facilities; therefore further evaluation is not required in the EIR for the Project.

v) Other public facilities?	☐	☐	☐	☒

If the Agency were to use some of its funds to assist in improving public facilities, which is one of the Agency's objectives in adopting the Plan for the Project, the resulting impacts can be characterized as beneficial rather than adverse or detrimental. At this programmatic level of redevelopment plan adoption, the Plan proposes no projects not previously identified by the General Plan and specific plans and evaluated by their associated EIRs. Should some site-specific project be identified in the future, during the life of the Plan, appropriate CEQA assessment and evaluation may be required, as well as compliance with the General Plan, the Zoning Code, the building code, and all applicable federal, State, regional and local codes, regulations, standards and policies. No adverse impacts will occur to existing public facilities as a result of Project implementation; no additional evaluation will be undertaken in the Program EIR for the Project.

Based on the foregoing comments in Sections 13.a.i) through 13.a.v) above, potential impacts to Public Services in the Project Area will not be analyzed further in the Program EIR for the Project.

14. RECREATION:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

With respect to parks, recreation and open space areas, the General Plan Resource Management Element promulgates the following goals including their respective supporting policies, all incorporated herein by reference: Goal 7: "Seek to provide a network of open' space areas to preserve natural resources and to provide visual and physical relief from urban development." Goal 8: "Whenever possible, utilize less developable lands

[117] JP Ranch EIR, Section 3.11 Public Services and Utilities; pp. 3.11-1 to 3.11-8, Executive Summary, p. ES-19.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

and existing public lands for parks and recreational uses in order to minimize costs." Goal 9: "Develop and maintain recreational facilities as economically feasible, and that meet the needs of all segments of the community for recreational activities, relaxation and social interaction." Goal 10: "Actively pursue all available sources of financing for parkland acquisition and maintenance." And, Goal 11: "Utilize opportunities for joint use of public facilities for recreational purposes such as schools, flood control channels and land areas under the jurisdiction of other public agencies." [118] Any specific development proposal in the Project Area is required to pay a fair share as mitigation for any impacts to public services. The City's Municipal Code authorizes development impact fees on the issuance of all building permits or other initial entitlement of uses to finance the cost of public facilities and other improvements, including parks and recreation services.[119]

The SummerWind Ranch EIR (Subarea A of the Project Area) determined that impacts of specific plan buildout were less than significant with respect to impacts on local and regional parkland and recommended no mitigation measures.[120] The JP Ranch EIR (Subarea B of the Project Area) identifies no adverse impacts to local or regional parks and recreation services, and recommends no mitigation.

To the extent that the Redevelopment Plan will facilitate achievement of General Plan land use buildout, the use of neighborhood parks and recreational facilities in the Project Area may increase. The impact upon recreation facilities due to redevelopment activities is likely to be positive because Agency-assisted activities may include the construction or rehabilitation of public facilities to offset deficiencies that may currently exist.

The Redevelopment Plan proposes no Agency-assisted, site-specific, development/redevelopment projects, because no such projects have yet been identified or funded; it is instead a planning document and fiscal tool to assist in remedying blight within the Project Area over the 30-year life of the Plan. When such implementation projects are identified and assessed for potential impacts in this regard, additional in-depth environmental analysis may be required and mitigation measures imposed. Adverse impacts to parks and recreation arising from adoption of the Redevelopment Plan are determined to be less than significant; therefore, no further evaluation in the Program EIR for the Project is required.

b)	**Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**	☐	☐	☐	☒

See the discussion in Section 14.a) above, which is incorporated herein in its entirety. Should the Agency determine to meet some of its goals by assisting with improvement or development of community facilities within or for the benefit of the Project Area, recreational facilities may experience positive rather than adverse effects. The Plan for the Project does not propose any site specific projects beyond those currently identified in the General Plan and specific plans, and evaluated in their associated EIRs, including community facilities projects, because no redevelopment projects have been identified and redevelopment funding does not yet exist.

Over the 30-year life of the Plan, the Agency will implement many projects and programs, as it has done in the past in its other project areas, including development or rehabilitation of structures, economic improvements to encourage job creation, infrastructure improvements to water and wastewater systems, curb and gutter and traffic

[118] General Plan Resource Management Element, Policies 7.1 through 7.5; 8.1 through 8.7; 9.1 through 9.6; 10.1 through 10.6 and 11.1 through 11.7; pp. 4-7 through 4-10.

[119] City of Calimesa, City Council Ordinance No. 91-35; Municipal Code Chapter 18.110, Park Development and Recreational Facilities Mitigation Fees.

[120] SummerWind Ranch EIR, Section 3.9, Public Services, pp. 3.9-1 through 3.9-12; Executive Summary, Table ES-2, p. ES-37.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

systems, as well as community facilities improvements. When such projects may be proposed for Agency implementation in the Project Area is not known; however, given the polices of the General Plan, the specific plans, the Zoning Code, and the building codes, impacts from such activities will be less than significant. No further evaluation of impacts to development of recreational facilities will be in the Program EIR for the Project.

Based on the foregoing comments in Sections 14.a) and b) above, potential impacts to Parks and Recreation in the Project Area will not be analyzed further in the Program EIR for the Project.

15. TRANSPORTATION/TRAFFIC – Would the project:

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

The General Plan Circulation Element provides a plan to meet existing and future travel demands for automobiles, pedestrians, and bicyclists, goals and policies to meet the projected needs of the community and the City's projected transportation goals. The Redevelopment Plan could potentially affect existing traffic and circulation conditions on roadways within and adjacent to the Project Area by accelerating the increase of vehicle trips per day, as well as adversely affecting the levels of service of certain intersections and roadway segments, over the life of the Redevelopment Plan through its facilitation of General Plan buildout. However, to support the future needs of the community, the General Plan Transportation Element provides goals, policies and implementation plans to provide a circulation plan which will support planned land uses while protecting the quality of existing neighborhoods and the City's environment, and ensuring that development does not overburden the City's existing and planned transportation system.

The General Plan Transportation Element promulgates the following goals and associated policies, all of which are incorporated herein by reference: Goal 1: "*Provide a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the City, while minimizing the use of land for transportation facilities.*" (And Goal 1's associated Policies 1.1 through 1.9) Goal 2:"*Develop a transportation system integrated with land use planning and responsive to the needs of the community.*" (And Goal 2's associated Policies 2.1 through 2.6).[121] With respect to traffic and circulation impacts to the City planning area, General Plan EIR Exhibit B found that buildout of the General Plan will include increases in the number of vehicle trips to and from the City and added congestion along City Streets (then estimated at over 200,000 trips by 2010), determining that these impacts will require new and improved roadways to prevent congestion and maintain acceptable levels of service. Exhibit B determined that the Circulation Plan contained in the Transportation Element will accommodate future traffic volumes and development and improvement of roadways to meet the needs of future development will ensure that roadway service levels remain acceptable (LOS C or better). Exhibit B further found that, in addition to the Circulation Plan, the General Plan Transportation Element contains policies and implementation programs (Truck Route Plan, TDM, County CMP, Highway Access Master Plan. Public Transportation, Intersection Design Standards) which outline ways to address the traffic and circulation needs of the City. General Plan EIR Exhibit B concluded that the policies and programs in the General Plan Transportation Element and other elements of the General Plan, which address traffic concerns, will reduce the impacts caused

[121] General Plan Circulation Element, Transportation System and Transportation Planning, pp. 2-4, 2-5.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

by future increases in traffic volumes on City streets, reducing traffic and circulation impacts to insignificant levels.[122] The findings and conclusions of General Plan exhibit B are incorporated herein by reference.

The SummerWind Ranch EIR identified six traffic impacts on roadway segments and intersections, both project related and cumulative, that would result from the SummerWind Ranch Specific Plan buildout (Impacts T1 through T6), and recommended site-specific mitigations measures, incorporated herein by reference, to reduce these impacts to less than significant levels.[123]

The JP Ranch EIR also identified increased vehicle trips and congestion in specific locations as potential impacts of completion of the JP Ranch development project (Impacts 3.4.1 through 3.4.7), incorporated herein by reference, and recommended specific mitigation measures to reduce transportation measures to less than significant levels.[124]

As future site-specific projects are proposed within the Project Area for development or redevelopment, and reviewed for their specific potential environmental impacts in compliance with CEQA requirements, additional project-specific evaluation, traffic studies and ensuing site specific mitigation measures may be required as a condition of such project approval. With the General Plan and specific plan goals and policies in place and the acknowledgment that specific projects may require specific studies and appropriate mitigation measures at the time such projects are proposed for Agency participation, it is reasonable to conclude that the Redevelopment Plan will have a less than significant adverse impact on traffic volumes in the Project Area and surrounding area; no further evaluation is required for the Project.

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

State legislation (AB 471 and AB 1791 amendments) require each metropolitan county in California, including Riverside, to designate a Congestion Management Agency (CMA) and to prepare a Congestion Management Program (CMP). The designated CMP agency for Riverside County is the Riverside County Transportation Commission (RCTC). The CMP system includes all state highways and selected non state highway principal arterials. Cities with non state highway principal arterials on the system within their boundaries are required to participate in a number of monitoring and reporting tasks related to the CMP. All state highways are monitored by RCTC. Since the City does not have any CMP non-State highway routes, it has fewer CMP requirements than other cities.

See the discussion in 15. a) above, which addresses impacts of both increased vehicle trips and levels of roadway service, and which is incorporated herein in its entirety; specifically, the goals, policies and mitigation measures enumerated and incorporated there are incorporated here as though fully set forth. The SummerWind Ranch EIR identified six traffic impacts on roadway segments and intersections, both project related and cumulative, that would result from the SummerWind Ranch Specific Plan buildout (Impacts T1 through T6), and

[122] General Plan EIR Exhibit B, Traffic and Circulation, p. 6.

[123] SummerWind Ranch EIR, Section 3.10, Transportation/Traffic, pp. 3.10-1 through 3.10-83; Executive Summary, Table ES-2, Mitigation Measures: MM-T1-1 through 1-13; MM-T2-1 through 2-16; MM-T3-1 through 3-26; MM-T4-1 through 4-18; MM-T5-1 through 5-9; and MM-T6-1 and 6-2; pp. ES-38 through ES-51.

[124] JP Ranch EIR, Traffic and Circulation, pp. 3.4-1 through 3.4-38; Executive Summary, Mitigation Measures 3.4-1 through 3.4-9; pp. ES-9, ES-10.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

recommended site-specific mitigations measures, incorporated herein by reference, to reduce these impacts to less than significant levels.[125]

The JP Ranch EIR also identified increased vehicle trips and congestion in specific locations as potential impacts of completion of the JP Ranch development project (Impacts 3.4.1 through 3.4.7), incorporated herein by reference, and recommended specific mitigation measures to reduce transportation measures to less than significant levels.[126]

The General Plan EIR Exhibit B, the SummerWind Ranch EIR and the JP Ranch EIR all determined, with respect to their planning/development areas, that impacts related to increased vehicle trips on the roadways and consequent levels of service on those roadways and intersections would be reduced to less than significant levels.

The Redevelopment Plan for the Project does not propose any specific projects beyond those examined and evaluated by the General Plan, the specific plans, and their related environmental compliance. Project implementation in the Project Area by the Agency is subject to the goals, policies and implementing policies of the General Plan, the specific plans, as well as to all applicable local, regional, State and federal codes, regulations and standards. No significant adverse impacts are anticipated to occur with respect to the individual or cumulative exceedance of LOS standards established by the CMP not previously addressed by the General Plan EIR for the City Planning Area, including the Project Area. At such time as site specific projects are proposed, additional environmental analysis may be required and mitigation measures imposed, as appropriate and necessary. No further analysis of traffic levels of service will be undertaken in the Program EIR for the Project.

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

No airport is located in proximity to the City. No significant impacts are anticipated in this regard.

[125] SummerWind Ranch EIR, Section 3.10, Transportation/Traffic, pp. 3.10-1 through 3.10-83; Executive Summary, Table ES-2, Mitigation Measures: MM-T1-1 through 1-13; MM-T2-1 through 2-16; MM-T3-1 through 3-26; MM-T4-1 through 4-18; MM-T5-1 through 5-9; and MM-T6-1 and 6-2; pp. ES-38 through ES-51.

[126] JP Ranch EIR, Section 3.4, Traffic and Circulation, pp. 3.4-1 through 3.4-38; Executive Summary, Mitigation Measures 3.4-1 through 3.4-9; pp. ES-9, ES-10.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

Purposes of the Redevelopment Plan for the Project include eliminating incompatible land uses within the Project Area, upgrading infrastructure and public facilities and helping to implement the guiding and implementing policies of the General Plan within, or for the benefit of, the Project Area. As part of Plan implementation, the Agency hopes to assist circulation improvements by assisting development of new, and upgrading existing, roadway infrastructure within the Project Area as outlined in the General Plan and specific plans and evaluated by their respective EIRs. This could help to remediate circulation safety hazards, e.g., dangerous intersections, instead of exacerbating such hazards. The Project will create no increase in hazards due to a design feature or incompatible uses, inasmuch as all Agency-assisted projects must comply with the General Plan, the Zoning Ordinance, the building codes and other local, regional, State and federal codes, standards and regulations. No further environmental assessment is required.

e) Result in inadequate emergency access?	☐	☐	☐	☒

As discussed in Section 15.d above, one of the purposes of the Redevelopment Plan is to help with roadway infrastructure improvements to eliminate circulation safety hazards such as dangerous curves and intersections, as well as to provide adequate emergency access, as tax increment funds may be available. Additionally, all Redevelopment Plan-related implementation activities must be in compliance with all emergency access requirements outlined in the General Plan, the specific plans, the Zoning Code, as well as with all local, regional, State and federal emergency plans. Therefore, it is reasonable to conclude that the Redevelopment Plan will have no significant adverse impact on, and would not result in inadequate design of emergency access. No further evaluation of adverse impacts to emergency access is required in the Program EIR for the Project.

f) Result in inadequate parking capacity?	☐	☐	☒	☐

The General Plan Transportation Element promulgates the following goal to address parking: Goal 6: Require adequate on-site parking to prevent spillover on the adjacent street system. Supporting Goal 6 are the following policies: 6.1 Provide for adequate parking facilities for all uses. 6.2) Seek to provide additional off-street parking in areas that have been identified as deficient. 6.3) Consider allowing reduced parking standards for mixed use projects where shared parking is likely to occur. Reduced parking requirements should be granted only with the appropriate documentation based on standard, recognized methodologies such as the Urban Land Institute (ULI) research.[127]

As site-specific, development/redevelopment projects are identified and assessed for potential impacts in this regard, additional in-depth environmental analysis and appropriate mitigation measures may be required on a project-by-project basis. Because no specific development projects are known at this time (that have not already been evaluated for environmental impacts by the General Plan EIR, the Oak Valley EIR, the SummerWind Ranch EIR and the JP Ranch EIR), and because City zoning regulates project-specific parking requirements, the

[127] General Plan Transportation Element, Parking, pp. 2-5, 2-6.

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POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Redevelopment Plan will have a less than significant impact on parking capacity; therefore, no further environmental assessment is required in the Program EIR for the Project.

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

See the discussion in 15. a) above, which is incorporated here.

The General Plan Transportation Element promulgates the following goals, incorporated herein by reference, with respect to alternative transportation: Goal 3: "*Seek to provide public transit services which promote the mobility of Calimesa residents and provide a reasonable alternative to the personal automobile.*" Supporting policies for Goal 3 are: 3.1) Transit funds should be used to improve Dial-A-Ride response time within existing service territories.3.2) Seek to extend the Dial-A-Ride service territory to outlying areas of the City, as development occurs. 3.3) Require the installation of bus improvements such as bus turnouts, bus stops, and terminals as part of the conditions of development for commercial and industrial, where appropriate. Goal 5: *Develop measures which will reduce the number of vehicle-miles travelled during peak travel periods*." Supporting policies are: 5.1) Provide incentives to employers who encourage carpooling and vanpooling for employees. 5.2) Provide preferential parking for carpools and vanpools, where appropriate. 5.3) Promote mass transit by requiring dedication of access routes, stations, and stops, as part of new development. 5.4) Develop a citywide transportation management program to apply to new developments and existing businesses, as appropriate. Goal 7: *"Plan for and seek to establish an area-wide system of equestrian, hiking and bicycling trails, with linkages to parks and the trail systems of adjacent jurisdictions."*

As a matter of law, all Project-related implementation projects are required to be consistent with the General Plan and to comply with the Zoning Ordinance and building codes, as well as with all local, regional, State and federal codes, regulations, plans and standards; therefore, as stated in the General Plan, impacts will be less than significant and no further environmental evaluation is required in the Program EIR for the Project.

Based on the foregoing comments in Sections 15.a) through 15.g) above, potential impacts with respect to Transportation/Traffic in the Project Area are not required to be analyzed further in the Program EIR for the Project.

16. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

See the discussion in Section 8.a) above. To the extent implementation of the Redevelopment Plan may accelerate buildout of the General Plan through rehabilitation and construction of structures, improvement of infrastructure and community facilities, and the preservation and provision of affordable housing, the Redevelopment Plan could potentially result in increased wastewater generation within the Project Area by facilitating General Plan build out to planned residential and commercial development levels. All existing and future Project Area development/redevelopment-related projects are subject to the normal development review

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process necessary for evaluation of demands on wastewater and storm drain systems, and available water supply.

Among other programs Implementation Program 9 of General Plan Housing Element's Implementation Programs requires the City work with responsible agencies and purveyors of utilities and infrastructure (such as the Yucaipa Valley Water District) in monitoring the availability and service levels of public utilities and infrastructure (roads, water, sewer, storm drainage, gas, power, etc.). It further requires the City to ensure that new development can be served by existing infrastructure, or that improvements and upgrades be undertaken as part of the development, through facility fees or prior to the occupancy of the dwelling units.[128]

The General Plan Land Use Element, Goal 11 provides: "Ensure, plan, and provide adequate infrastructure for all new development, including but not limited to, integrated infrastructure planning, financing and implementation." Supporting policies, incorporated herein by reference, include fair share provisions for new development and maintenance and availability of infrastructure to serve existing and new development (Policies 11.1 through 11.3).[129]

The General Plan EIR Exhibit B determined that adverse impacts on energy and utilities can be mitigated by policies and programs that deal with the provision of adequate infrastructure and utility services. The impact of new development on energy and utility services can be mitigated with programs in the General Plan. The expansion of infrastructure and facilities to meet the demand of individual developments will ensure that essential utility services are available at all times. Water and energy conservation and waste reduction programs will help reduce adverse impacts to insignificant levels after mitigation.[130]

The SummerWind Ranch EIR determined that increased demand for water supplies and increased generation of waster water would result from SummerWind Specific Plan buildout in the specific plan's planning area (Impact UT1 and UT2) and recommends four wastewater mitigation measures (UT1-1 through UT1-4) and six water demand mitigation measures (UT2-1 through UT2-6), incorporated herein by reference, which reduce such impacts to levels of insignificance.[131] The JP Ranch EIR made similar findings (Impacts 3.11.5 and 3.11.6), recommending impact fees (Mitigation Measures 3.11-5 and 3.11-6), which will reduce the impacts to less than significant levels.[132]

As future site-specific projects are proposed within the Project Area for development or redevelopment, and reviewed for their specific potential environmental impacts incompliance with CEQA requirements, additional project-specific CEQA analysis and ensuing specific mitigation measures may be required as a condition of such development/redevelopment project approval. It is not within the scope of this Project, as proposed, in any way affect local, regional, State or federal wastewater guidelines, standards, codes, ordinances, and regulations. As a matter of conformance to the City's General Plan, development/ redevelopment projects arising as a result of adoption and implementation of the Project cannot exceed regional water quality control board treatment requirements. Based on the foregoing, adverse environmental impacts are anticipated to be less than significant and no further environmental evaluation is required for the EIR for the Project.

[128] General Plan Housing Element, Program 9, Infrastructure and Public Services, p. 3-13.
[129] General Plan Land Use Element, Infrastructure, p. 1.12.
[130] General Plan EIR, Exhibit B, p.7.
[131] SummerWind Ranch EIR, Section 3.11, Utilities and Service Systems, pp. 3.11-1 through 3.11-11; Executive Summary, Table ES-2, pp. ES-51 through ES-53.
[132] JP Ranch EIR, Section 3.11, Public Services and Utilities, pp. 3.11-1 through 3.11-8; Executive Summary, p. ES-20.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

See the discussion in 16.a) above, incorporated here in its entirety, specifically the incorporation of General Plan and specific plans goals, policies, implementation plans and other mitigation measures. Yucaipa Valley Water District (YVWD) provides water to much of the Yucaipa Valley including most of the City of Yucaipa, a portion of the City of Calimesa (including the SummerWind Ranch and JP Ranch planning areas), as well as unincorporated areas in San Bernardino and Riverside Counties; the South Mesa Water Company also provides water service to the City. The Yucaipa Groundwater Basin (the "Basin") is located in the Santa Ana Subregion of the South Coast Hydrologic Region. The California Department of Water Resources Bulletin 118-2003 does not identify the Basin as overdrafted, nor does it project a future overdraft situation. The Basin is subdivided into seven subbasins, one of which is the Calimesa Subbasin.

YVWD has traditionally met the bulk of its service area customer needs from groundwater. YVWD currently has 34 active and standby groundwater wells available, although due to the age and poor condition of some of these well facilities, only 20 are anticipated to remain in service through 2010. Most of these wells pump from the Basin, with less than 1,000 acre-feet being pumped from the Beaumont Basin. YVWD is now pumping over 11,000 acre feet/year (AF/Y). When combined with pumping by the Western Heights Municipal Water Company and the South Mesa Water Company of about 2,400 AF/Y each, the Basin is technically in an overdraft situation based on some estimates of Basin yield; however, groundwater elevations overall have been relatively stable with elevation recovery in the older portions of the YVWD's service area balanced against declines in groundwater elevations in the outer reaches.[133] Population in the YVWD is expected to grow to about 81,900 residents in 2020, and based upon an average per capita demand of 280 gallons per day, demands in 2020 are expected to grow to about 25,700 AF/Y.[134] Because the YVWD currently meets the water supply needs of its service area almost entirely through the pumping from local groundwater sources, in order to meet identified demand increases and to reduce the growing overdraft of local groundwater supplies, the YVWDE is constructing a new Yucaipa Regional Water Filtration Facility (YRWFF), which will treat water from the State Water Project.

According the YVWD's 2005 Urban Water Management Plan ("2005 UWMP"), for the next five years and beyond, the YVWD could meet 100 percent of the full demands of its service area with groundwater and recycled water. By the year 2010, YVWD estimates the firm groundwater pumping capacity to be approximately 13,800 AF/Y. As treated supplemental surface water comes on-line, actual groundwater demands will be reduced to less than half of available capacity in 2010, and remain well below the estimated safe yield through 2050. In dry years with limited surface water supplies, pumping could be temporarily increased, accessing water stored in the basin in prior years due to reduced pumping.[135]

With respect to the SummerWind Ranch Specific Plan area, the project includes a Master Water Plan, designed to accommodate the specific plan's domestic water demand. A domestic water demand study was conducted based on YVWD's Water Master Plan and Water System Design Criteria for New Development; the YVWD reviewed the UWMP and the water demand projections for the specific plan, and determined that the provision of

[133] Yucaipa Valley Water District, Draft 2005 Urban Water Management Plan, April 2006, pp. 2.1 through 2.2.
[134] *Ibid.,* p. 1-11
[135] Yucaipa Valley Water District, 2005 Urban Water Management Plan, April 2006, p. 2-4.

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

water (both potable and recycled) to serve the project is consistent with the development assumptions of the UWMP and is feasible. Conditions relating to the provision of potable water have been established and are included in Mitigation Measure-UT2, incorporated herein by reference. The availability of water supply, the specific plan's water master plan for distribution of supply to the development, and the conditions included in MM-UT2 reduce the water of water demand to less than significant.[136]

With respect to the JP Ranch project, the EIR determined that the development would require additional water facilities. However, that future development was considered when the YVWD developed their Water Master Plan in 2002. Since the project would require construction of new water facilities the project's impacts to water service is potentially significant. Incorporation of the JP Ranch EIR's Mitigation Measure 3.11-5 would reduce impacts to a less than significant level.[137]

To the extent implementation of the Plan for the Project may accelerate buildout of the General Plan through rehabilitation and construction of structures, improvement of infrastructure and community facilities, and the preservation and provision of affordable housing, the Project could potentially result in an increase in wastewater generation by facilitating General Plan buildout to planned residential and commercial development in the Project Area; however, all existing and future Project Area site-specific projects are subject to the appropriate City development review process necessary for evaluation of demands on wastewater and storm drain systems, and available water supply in the community.

As future site-specific projects are proposed for Agency implementation within the Project Area development or redevelopment, and reviewed for their specific potential environmental impacts incompliance with CEQA requirements, additional project-specific CEQA analysis and ensuing specific mitigation measures may be required as a condition of such development/redevelopment project approval. It is not within the authority of the Redevelopment Plan, as proposed, to affect local, regional, State or federal wastewater guidelines, standards, codes, ordinances, and regulations. As a matter of conformance to the General Plan and specific plans, development/redevelopment projects arising as a result of adoption and implementation of the Plan for the Project cannot exceed RWQCB treatment requirements. Based on the foregoing, adverse environmental impacts are anticipated to be less than significant and no further evaluation is required in the Program EIR for the Project.

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

See the extensive discussion in Section 8. Hydrology above. The amount of residential and commercial development that may occur over the 30-year effective life of the Plan in the Project Area based upon General Plan and specific plans buildout may result in the need for new storm water drainage facilities or expansion/upgrade of existing facilities. However, all site-specific, Agency-assisted, reconstruction/ construction activities will be in compliance with the General Plan, the specific plans, previously adopted mitigation, the Zoning Ordinance and applicable building codes and all other applicable regulations.

All existing and future Project Area development/redevelopment-related projects will be subject to the normal development review process for evaluation of demands on storm drain systems. As future site-specific projects are proposed within the Project Area for development or redevelopment, and reviewed for their specific potential

[136] SummerWind Ranch EIR, Section 3.11, Utilities and Service Systems, pp. 3.11-6, 3.11.7.
[137] JP Ranch EIR, Section 3.11, Public Services and Utilities, pp. 3.11.5 through 3.11.8

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environmental impacts in compliance with CEQA requirements, additional project-specific CEQA analysis and ensuing specific mitigation measures may be required as a condition of such development/ redevelopment project approval. No significant adverse environmental impacts are anticipated to occur as the result of adoption and implementation of the Plan for the Project. Therefore, it is reasonable to conclude that the Redevelopment Plan will have a less than significant impact in this regard and that no additional environmental evaluation is required in the Program EIR for the Project.

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

See the discussions in Sections 8.a) and 16. a) and .b) above with respect to water demand, which are incorporated here by reference as though fully set forth. specifically with respect to General Plan goals, policies and implementation programs and applicable EIR mitigation measures as cited therein.

The Urban Water Management Planning Act requires municipal water providers serving over 3,000 AF/Y or having over 3,000 service connections to prepare urban water management plans on a five-year ongoing basis demonstrating their continued ability to provide water supplies for current and future expected development under normal, single dry, and multiply dry year scenarios, among other things.[138] In 2001, Senate Bills 610 and 210 ("SB 610" and "SB 221," respectively) were signed into law, requiring, among other things, a water supply assessment in conjunction with development project reviews (such as SummerWind Ranch and JP Ranch) under CEQA, and a written verification of water supply where a development is proposed for approval.

The primary provider of water to the City planning area, the Yucaipa Valley Water District (YVWD), completed its most recent 2005 Urban Water Management Plan (2005 UWMP) in April 2006. The 2005 UWMP provides existing and projected water demand for its service area through 2020. The YVWD has developed its Water Resource Validation Program to apply to all new development within its service area to meet the requirements of SB 610 and 221. in reviewing the latest requirements for water supply assessments, the YVWD has determined that the program will "*provide a sufficient water supply to serve the needs of all new development during normal, single dry, and multiple dry water years during a 20-year projection, in addition to existing and planned futures uses, including agricultural and manufacturing uses.*"[139]

The YVWD will require all new development to provide bundled water, wastewater and non-potable water services for all new construction, as well as implementing a "water banking" program of purchasing surplus water from the State Water Project (SWP). The YVWD is committed to using non-potable (recycled) water to the maximum extent possible, preserving groundwater supplies for potable use, reducing dependency on imported water and reducing water filtration facility operating costs. [140] Developers will be required to purchase seven acre feet of water from the program for each home they plan to build, or they may not be allowed to build at times when the YVWD restricts water use by 20 percent or more. Developers can buy 15.7 acre feet of water per house to achieve "Crystal Status," which would allow them to build even when water restrictions are in place. With implementation of the Crystal Status Development Program (CSDP), and relying groundwater resources, local and imported surface water resources, recycled water and water conservation Best Management Practices

[138] Yucaipa Valley Water District, A Strategic Plan for a Sustainable Future, August 20, 2008, pp. 18-19; http://www.yvwd.dst.ca.us/sustainability/

[139] *Ibid.*, p. 16.

[140] *Ibid.*, pp. 19-20.

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(BMPs), the YVWD states that it "*will have sufficient water supplies to meet the needs of existing and future customers within our service area*."[141]

With respect to the SummerWind Ranch Specific Plan area, the project includes a Master Water Plan, designed to accommodate the specific plan's domestic water demand. A domestic water demand study was conducted based on YVWD's Water Master Plan and Water System Design Criteria for New Development; the YVWD reviewed the UWMP and the water demand projections for the specific plan, and determined that the provision of water (both potable and recycled) to serve the project is consistent with the development assumptions of the UWMP and is feasible. Conditions relating to the provision of potable water have been established and are included in Mitigation Measure-UT2, incorporated herein by reference. The availability of water supply, the specific plan's water master plan for distribution of supply to the development, and the conditions included in MM-UT2 reduce the water of water demand to less than significant.[142]

With respect to the JP Ranch project, the EIR determined that the development would require additional water facilities. However, that future development was considered when the YVWD developed their Water Master Plan in 2002. Since the project would require construction of new water facilities the project's impacts to water service is potentially significant. Incorporation of the JP Ranch EIR's Mitigation Measure 3.11-5 would reduce impacts to a less than significant level. [143]

All existing and future Project Area development/redevelopment-related projects are subject to the local and regional development review process for evaluation of demands on water supply in accordance with YVWD requirements cited hereinabove. As future site-specific projects are proposed within the Project Area for development or redevelopment, and reviewed for their specific potential environmental impacts in compliance with CEQA requirements, additional project-specific CEQA analysis and ensuing specific mitigation measures may be required as a condition of such development/ redevelopment project approval. No significant adverse environmental impacts are anticipated to occur as the result of adoption and implementation of the Plan for the Project. Therefore, it is reasonable to conclude that the Redevelopment Plan will have a less than significant impact in this regard and that no additional environmental evaluation is required in the Program EIR for the Project.

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

The City's wastewater treatment provider, Yucaipa Valley Water District (YVWD), anticipates having sufficient capacity to meet the requirements of projected General Plan land use densities within the Project Area. According to the SummerWind Ranch EIR, the YVWD proposes to construct a 12 Million Gallons Per Day (MGD) Wastewater Treatment Facility on a 10.5 acre site located within Village C. The facility will be constructed in four separate units of three MGD each to a build-out capacity of 12 MGD designed to receive wastewater from SummerWind Ranch Specific Plan buildout and other proposed projects.[144]

[141] *Ibid.*, pp. 20-21.
[142] SummerWind Ranch EIR, Section 3.11, Hydrology and Water Quality, pp. 3.11-6, 3.11.7.
[143] JP Ranch EIR, Section 3.11, Public Services and Utilities, pp. 3.11.5 through 3.11.8
[144] SummerWind Ranch EIR, Project Description, p. 2-24

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

See the discussion in Section 16.a) above with respect to wastewater treatment and the General Plan goals and policies with respect to infrastructure, which are incorporated herein. No adverse significant effects are anticipated to occur as a result of the Redevelopment Plan. When and as specific projects are identified and proposed for development/redevelopment in the Project Area, additional environmental assessment and analysis may be required on a project-by-project basis. No significant adverse environmental impacts are anticipated to occur as the result of adoption and implementation of the Plan for the Project. Therefore, it is reasonable to conclude that the Redevelopment Plan will have no significant impact in this regard and that no additional environmental evaluation is required in the Program EIR for the Project.

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

The City's solid waste is transported and disposed of by C R & R haulers. C R & R owns and operates a waste transfer facility, which accommodates waste and sorts it for recycling or disposal. Generally, C R & R disposes of waste at Lamb Canyon Landfill. Solid waste suitable for disposal can be transferred to one of several region-serving landfills, including Lamb Canyon Landfill in the City of Beaumont (expected to closed in 2023), Badlands Landfill in the City of Moreno Valley (expected to close in 2018), and El Sobrante Landfill in Corona (expected to close in 2030). All of these landfills are managed by the Riverside County Waste Management Department.[145]

The SummerWind EIR and the JP Ranch EIR did not recommend mitigation measures with respect to solid waste disposal management, finding that none are required. The General Plan EIR Exhibit B determined that new development and the increase in population and employment in the City will lead to increases in solid waste generation, but that such impacts would be mitigated to less than significant levels by the General Plan goals, policies and programs in place.[146]

Inasmuch as the Redevelopment Plan is a planning and fiscal tool for redevelopment of the Project Area and no site-specific projects are yet identified, the Plan is expected to have a less than significant impact on landfill capacity. When and as specific projects are identified and proposed for development/ redevelopment by the Agency in the Project Area, additional environmental assessment and analysis may be required on a project-by-project basis. No significant adverse environmental impacts are anticipated to occur as the result of adoption and implementation of the Redevelopment Plan. Therefore, it is reasonable to conclude that the Redevelopment Plan will have a less than significant impact in this regard and that no additional environmental evaluation is required in the Program EIR for the Project.

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

The Plan, as a matter of law, is required to conform to all federal, State, and local statutes and regulations related to solid waste. Therefore, it is reasonable to conclude that the Redevelopment Plan will have no impact on, and should not be in non-compliance with, any federal, state, or local statutes, ordinances or regulations regarding solid waste. No further evaluation of solid waste is required in the Program EIR for the Project.

[145] SummerWind Ranch EIR, Section 3.11, Utilities and Service Systems, p. 3-11.8.
[146] General Plan EIR Exhibit B, p. 7.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
17. Mandatory Findings of Significance:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

The Redevelopment Plan does not propose new development/redevelopment projects and will not facilitate development activities that do not conform to the General Plan and specific plans goals, policies and implementation programs, the Western Riverside County Habitat Conservation Plan, or the Zoning Code, as well as to other local regional State and federal codes and regulations. In the event planned development activities are found to be in conflict with the policies and/or regulations of the afore-mentioned, such conflicts would be required to be appropriately mitigated prior to approval of such development activities. Implementing the Redevelopment Plan will contribute to development of more urbanized land uses of some existing vacant, and underutilized land in the Project Area, which may contain natural vegetation; however, adoption of the Plan for the Project will not cause the substantial reduction of any wildlife species, eliminate a plant or animal community, or eliminate important examples of the major periods of California history or prehistory as specifically discussed in Section 4, Biological Resources, Section 5, Cultural Resources, and Section 8, Hydrology above, or generate impacts that have not been examined by previous CEQA compliance.

The General Plan EIR Exhibit B found with respect to General Plan buildout that all impacts, with the exception of the impacts to air quality, earth and geology, and plant and animal life can be mitigated to insignificant levels. Due to the amount of vacant land in the City planning area, there are numerous natural habitats which contain' sensitive plant and animal species. The General Plan EIR Exhibit B determined that urban development in the area will result in the destruction of habitats and the disturbance or removal of sensitive plant and animal species. It further determined that measures and programs are included in the General Plan to reduce these adverse impacts to the maximum extent feasible, but concluded that such impacts may remain significant, when considering development at buildout of the City. General Plan EIR Exhibit A, Statement of Overriding Considerations was adopted by the City Council as part of its certification of the General Plan EIR and adoption of the General Plan, finding that the benefits of General Plan adoption outweigh the potential effects on plants and wildlife remaining after mitigation.[147]
Both the SummerWind Ranch EIR and the JP Ranch EIR determined with regard to their respective planning areas, that all impacts of the respective specific plan/development project were less than significant, with the exception of impacts on Air Quality, for which Statements of Overriding Considerations were adopted.

It is reasonable to conclude that the Redevelopment Plan, which is required as a matter of law to conform to the General Plan, will not have a significant impact on any of the issues listed above not addressed by previous

[147] General Plan EIR Exhibit A, Statement of Overriding Considerations for the Proposed Calimesa General Plan, adopted by City Council Resolution No. 94-5 on April 4, 1994. Section 4 of Resolution 94-5 states, " *In adopting the Environmental Impact Report (EIR), the City Council finds that despite the incorporation of mitigation measures, significant impacts related to (1) earth and geology, (2) air quality and (3) plant and animal life cannot be reduced to a level of insignificance. The City Council further finds that despite the existence of earth and geology and air quality impacts, the proposed general plan represents substantial and overriding benefits to the public health and safety which could not be achieved in the absence of the plan, and therefore adopts the Statement of Overriding Considerations…"* (p. 2)

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

CEQA compliance; however, Biological Resources will be evaluated further in the Program EIR for the Project (See Section VII.4. above).

b)	**Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**	☐	☒	☐	☐

While development/redevelopment of the Project Area may result in impacts that are individually limited, Plan implementation activities in the Project Area could potentially result in cumulatively considerable and/or growth-inducing effects in the Project Area, the City and the region which could be considered potentially significant impacts. This Environmental Checklist identifies the following environmental topic areas where cumulatively considerable adverse or growth-inducing impacts might occur as a resulting from Project implementation:

- Section 2, Agricultural Resources; and
- Section 3, Air Quality

Potential cumulative impacts and growth inducing impacts that result from implementation of the Plan for the Project will be discussed as part of the Draft Program EIR for the Project and need no further elaboration here.

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

Due to the programmatic nature Redevelopment Plan adoption and the purpose and objectives of the Redevelopment Plan and related Agency activities and their effects as described in the preceding Sections VII.1) through VII. 17) of this Initial Study, it is reasonable to conclude that the Redevelopment Plan will have no impacts that will substantially adversely effect human beings either directly or indirectly and, in fact, may have beneficial effects in terms of structural rehabilitation, economic development, increased affordable housing and improved infrastructure and community facilities within the Project Area.

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ATTACHMENT A

PROJECT AREA MAP

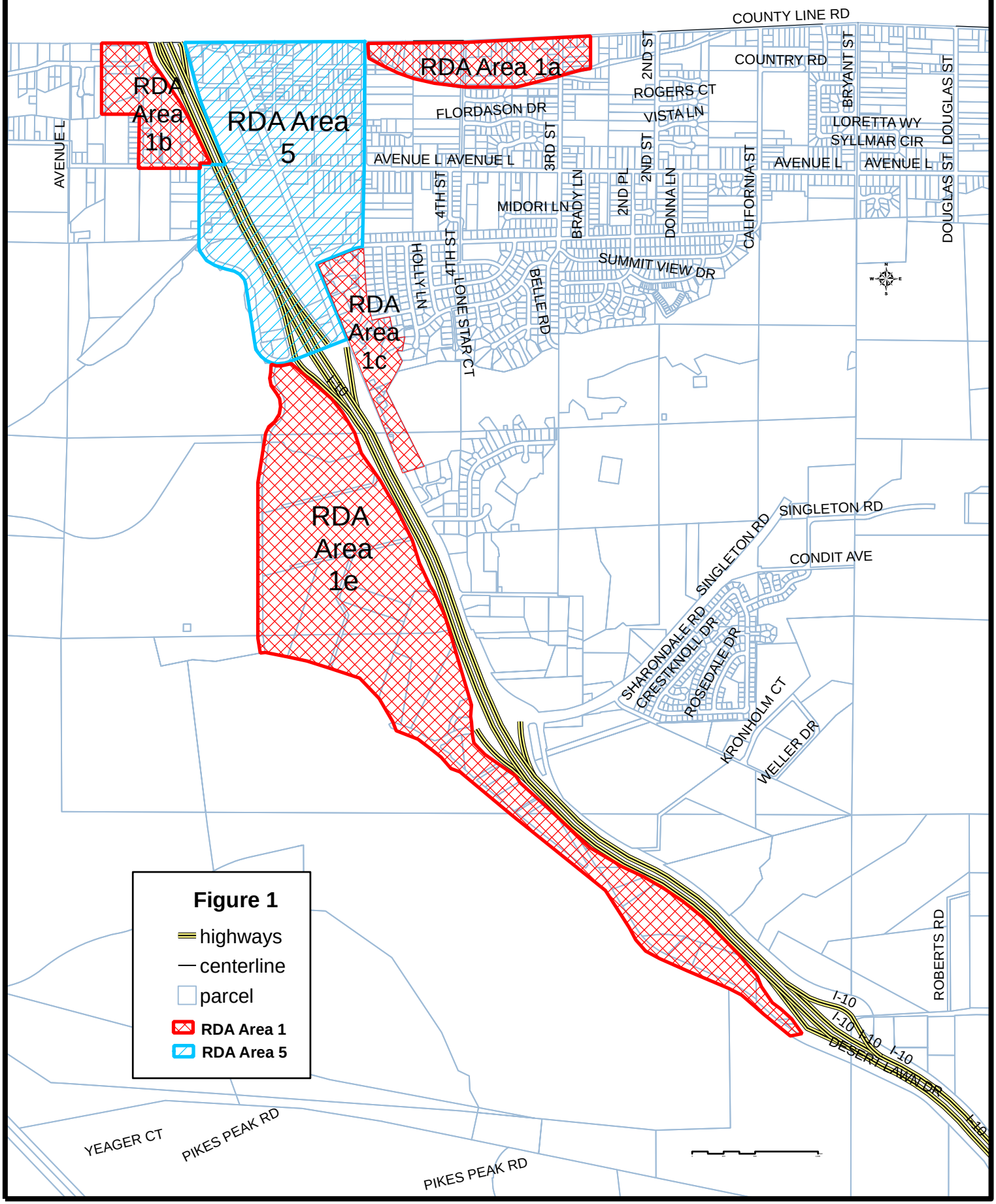
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City of Calimesa

RDA Project Area Map



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APPENDIX B
PROJECTS AND PROGRAMS LIST

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ATTACHMENT B

LIST OF PROPOSED PUBLIC IMPROVEMENTS, PROJECTS, AND PROGRAMS
TO BE COMPLETED WITHIN CALIMESA REDEVELOPMENT PROJECT AREA NO. 2

Infrastructure Improvements

- Street Improvements, including construction, widening, reconstruction and resurfacing (all categories of street);
- Freeway improvements (including interchanges, on/off ramps, and related improvements);
- Storm drain facilities and systems;
- Extension of utilities and/or utilities undergrounding;
- Water systems;
- Sanitary systems;
- Traffic signal controls, signals and transportation management strategies;
- Any projects included within the City's adopted General Plan Circulation Element or Water, Sewer, and Stormwater Master Plans which would benefit the Project Area and which have not yet been completed; and
- Other miscellaneous infrastructure projects.

Community Facilities Improvements

- Public facilities improvements (fire, police, library, community center, recreation and parks, County and other permissible government facilities);
- Street lighting standards, landscaping, street trees and furniture and other various pedestrian improvements and amenities;
- Various curb, gutter, and sidewalk improvements (including all appurtenances); and
- Other miscellaneous programs and improvements.

Housing Programs

- The Agency will use no less than twenty percent (20%) of gross tax increment received to increase, preserve and improve the community's supply of low- and moderate-income housing (statutory affordable housing set-aside); and

- In order to meet a primary goal of this Plan: the provision of affordable housing, while helping to remediate impacts to the housing and construction industries that have exacerbated conditions of blight in the community, the Agency shall, as it deems appropriate and necessary in its discretion, allocate a percentage of tax increment greater than twenty percent (20%) of the gross tax increments received by the Agency for the purposes described above.

Community Development Programs

- Land write-down "pool" and infrastructure construction assistance for residential and commercial development;

- Soil remediation;

- Code enforcement activities;

- Consultant services, economic development strategies, contract engineering, planning, design and fiscal advisory services, and Agency administration costs; and

- Other miscellaneous community development and improvement programs.

APPENDIX C
GENERAL PLAN, STATISTICAL ABSTRACT BASED UPON 30 YEAR BUILDOUT SCENARIO (TABLE 1); ASSUMPTIONS, RATIOS AND METHODOLOGY

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Appendix C

General Plan Statistical Abstract Based Upon 30-Year Build-Out Scenario Assumptions and Methodology

The following paper provides a description of the assumptions and methods used to determine the potential long-term growth projections for the Proposed Calimesa Redevelopment Project No. 2.

Assumptions & Methodology

The projections developed represent a range of estimates for potential population, dwelling units, employment, and public utilities, including water use, wastewater generation, solid waste generation, and traffic generation, for the proposed Project Area. In the projections, the growth is based on the assumption of full development of vacant and previously urbanized parcels in the proposed Project Area under the City of Calimesa General Plan, dated April 1994, (the "General Plan") and the SummerWind Ranch Specific Plan Area No. 1, Amendment No. 1, adopted January 2005 (the "Specific Plan"). Cumulative statistics are calculated by adding existing conditions and potential long-term growth statistics.

Residential: Dwelling Units & Population

Existing Dwelling Units (DUs): The number of existing DUs (764 DUs) within the proposed Project Area is derived from UFI field data collection and GIS analysis.

Dwelling Unit Projections (DUs): Dwelling unit projections within the proposed Project Area are estimated by the gross acres multiplied by the maximum dwelling units per acre (DU/AC) factors for residential uses. The maximum DU/AC factors were obtained from the City of Calimesa General Plan Housing Element, adopted January 2002, (the "General Plan Housing Element") and the Specific Plan. Under the General Plan Housing Element and Specific Plans, it is expected to result in approximately 1,457 DUs, in addition to the existing DUs, in the proposed Project Area.

Population: Population is calculated by the number of dwelling units multiplied by the average persons per household factor. For example, 1,000 dwelling units with average persons per household size of 2.43 would generate approximately 2,430 populations.

Average Persons Per Household Factor: An average persons per household factor for the proposed Project Area (2.43 persons per household) is based on the California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark, dated May 2010.

Non-Residential: Building Square Footage & Employment

Existing Land Acreage (Acres): The acreages of existing land uses are derived from UFI field data collection and GIS-based calculations.

Floor Area Ratio (FAR): Floor Area Ratio (FAR) indicates the ratio of gross building square footage permitted on a parcel to net square footage of the parcel. The FAR's were obtained from the General Plan and the Specific Plan.

Building Square Footage (sq. ft.): The building square footage is calculated by land use acreage times 43,560 (number of square feet in one acre) times FAR. For example, 10 acres of community commercial with 0.50 FAR would generate approximately 217,800 building square feet of retail commercial.

Square Feet per Employee Factor (SF/Employee): The SF/Employee factor indicates the number of square feet of building space per employee and is used to estimate the number of jobs for a given land use designation. In the projections, the SF/Employee factors are based on the County of Riverside General Plan 2008, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology. The SF/Employee Factor for each land use designation is identified below.

Land Use	SF/Employee
Retail Commercial	500
Office Commercial	300
Business Park	600

Employment (Jobs): The number of employment for each land use is calculated by the total number of building square feet divided by SF/Employee factor. For example, 100,000 building square feet of retail commercial with 500 SF/Employee factor would generate approximately 200 retail commercial employees.

Public Utilities: Water Use, Waste Water Generation, Solid Waste Generation, and Traffic Generation

Water Usage (Gallons/day): The waste usage is estimated per the water usage rates by land use category obtained from the Yucaipa Valley Water District in January 28, 2009. The waste demand rates used in the projections are identified below.

Land Use	Water Usage Rate
Single Family Residential (< 0.5 acres)	700 (Gallons/DU/day)
Single Family Residential (>= 0.5 acres)	1,100 (Gallons/DU/day)
Multi-Family Residential	525 (Gallons/DU/day)
Commercial	2,000 (Gallons/acre/day)
Industrial	4,000 (Gallons/acre/day)
Office	2,000 (Gallons/acre/day)
School	4,000 (Gallons/acre/day)
Park	4,000 (Gallons/acre/day)

Waste Water Generation (Gallons/day): The waste water generation is estimated per the wastewater generation rates obtained from the City of Los Angeles CEQA Thresholds Guide. The rate for public/quasi-public land use is estimated by UFI. The waste water generation rates used in the projections are identified below.

Land Use	Wastewater Generation Rate
Residential	160 Gallons/day/DU
Commercial	80 Gallons/day/1000sq.ft.
Office	150 Gallons/day/1000sq.ft.
School	8 Gallons/student/1000sq.ft.
Public / Quasi-Public	80 Gallons/day/1000sq.ft.

Solid Waste Generation (Tons/year): The solid waste generation is estimated per the solid waste generation rates obtained from the Riverside County Integrated Project, General Plan Final Program Environmental Impact Report Vol. I and the California Integrated Waste Management Board Estimated Solid Waste Generation Rates. The solid waste generation rates used in the projections are identified below.

Land Use	Solid Waste Generation Rate
Residential	0.41 (tons/DU/year)
Commercial	0.0024 (tons/sq.ft./year)
School	1 (lb/student/day)
Public / Quasi-Public	0.0108 (tons/sq.ft./year)

Traffic Generation (Trips/day): The traffic generation is estimated per the trip generation rates obtained from the Institute of Traffic Engineers' Trip Generation, 7th Edition. Trip generation rates are estimated by using regression equation and median values of average trip generation rates per ITE categories. As for the Specific Plan area, the resultant traffic generations were estimated per the Draft Environmental Impact Report for the SummerWind Ranch At Oak Valley Amendment No. 1 to the Oak Valley Specific Plan Area No. 1.

Land Use	Average Daily Trips Generation Rate
Single Family Residential	9.53 (ADTrips/DU)
Mobile Home Park	4.90 (ADTrips/DU)
Senior Adult Housing	3.38 (ADTrips/DU)
Commercial	47.56 (ADTrips/1000 sq.ft.)
Office General	8.50 (ADTrips/1000 sq.ft.)



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APPENDIX D
REVIEWING AGENCIES

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Adelphia Cable
Construction Department
James Mock
1500 Auto Center Drive
Ontario, CA91761
[CM001_NOP_Env]

Cabazon Station
Riverside County Sheriff
Captain Chris Davis
50290 Main Street
Cabazon, CA92230
[CM001_NOP_Env]

California Department of Parks & Recreation
Russ Dingman
17801 Lake Perris Drive
Perris, CA92571
[CM001_NOP_Env]

CalTrans District 8
464 West Fourth Street
San Bernardino, CA92401
[CM001_NOP_Env]

City of Beaumont
Civic and Community Center
550 East 6th Street
Beaumont, CA92223
[CM001_NOP_Env]

City of Yucaipa
Ray Casey, City Manager
34272 Yucaipa Boulevard
Yucaipa, CA92399
[CM001_NOP_Env]

Conservation Coordinator
San Gorgonio Chapter, Sierra Club
4079 Mission Inn Avenue
Riverside, CA92501
[CM001_NOP_Env]

Riverside County Fire Department
Colleen Estrada
77933 Las Montanas Road Suite 201
Palm Desert, CA92211-4131
[CM001_NOP_Env]

Riverside County Flood Control
1995 Market Street
Riverside, CA92501
[CM001_NOP_Env]

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA92501
[CM001_NOP_Env]

South Mesa Water Co
291 W Avenue L
Calimesa, CA92320
[CM001_NOP_Env]

Southern California Edison Company
Service Planning Department
William Korn
287 Tennessee Street
Redlands, CA92373
[CM001_NOP_Env]

Southern California Gas Company
Planning Department
Devery Jennings
1981 W. Lugonia Ave
Redlands, CA92373
[CM001_NOP_Env]

Spirit of the Sage
Al Kelly
PO Box 844
Redlands, CA92373
[CM001_NOP_Env]

U.S. Army Engineer District
PO Box 532711
Los Angeles, CA90053-2325
[CM001_NOP_Env]

Verizon Communications
Planning and Construction
Andrea Nelson
1980 Orange Tree Lane Suite 100
Redlands, CA92372
[CM001_NOP_Env]

Yucaipa Valley Water District
Linda Kilday
12770 2nd Street
Yucaipa, CA92399
[CM001_NOP_Env]

Yucaipa-Calimesa Joint Unified School District
David Stevenson
12797 3rd Street
Yucaipa, CA92399
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APPENDIX E
COMMENTS RECEIVED IN RESPONSE TO THE NOTICE OF PREPARATION

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Kevin Kuennen
Environmental Specialist

Environmental Services
1981 W. Lugonia Avenue
SC8031
Redlands, CA 92374-9796

Tel: 909.335.7737
Fax: 909.335.7527
E-mail : KKuennen@semprautilities.com

1/20/10

Judith Von Klug
Redevelopment Manager
Calimesa Redevelopment Agency
908 Park Avenue
Calimesa, CA 92320

Re: **Proposed Calimesa Redevelopment Project Area No. 2**

Dear Ms. Von Klug:

Southern California Gas Company (SCG) appreciates the opportunity to review and respond to the Notice of Preparation of a Draft Environmental Impact Report for the Proposed Calimesa Redevelopment Project Area No. 2 (Project).

Since no site-specific projects that could affect SCG facilities are proposed at this time, SCG does not have any comments related to the Project. However, when redevelopment / construction projects are identified that may impact SCG facilities and where additional site-specific environmental analysis is required, please notify SCG at that time (as required).

If you have any questions, please feel free to contact me at (909) 335-7737 or KKuennen@semprautilities.com.

Sincerely,

Kevin Kuennen
Environmental Specialist
Southern California Gas Company

RIVERSIDE COUNTY
STANLEY SNIFF
SHERIFF-CORONER

Sheriff

CABAZON SHERIFF'S STATION
50290 MAIN STREET • CABAZON, CALIFORNIA 92230 • (951) 922-7100

January 19, 2010

TO: Randy Anstine, City of Calimesa, City Manager
Executive Director, Calimesa Redevelopment Agency

RE: Project Review Request

TYPE: Proposed Calimesa Redevelopment Project Area No. 2

The proposed additional business and housing projects contained with Project Area No. 2 may significantly impact the current ratio of citizen population per deputy. Currently the Department maintains a 1.3 deputy per thousand citizen's ratio, which follows the national recommended ratio for incorporated cities. The increase in citizen population may significantly impact response times, and other factors that could negatively impact public safety if the recommended ratio is not maintained, relative to increases in population likely to occur with the project.

For these reasons, our Department is requesting that a funding mechanism be put into place to meet or exceed the nationally recommended citizen to officer ratio current at the time the project is initiated and completed.

Based on our review, my recommendation is: **(X)** Approve ( ) Disapprove

(X) See Additional Information/Comments/Recommendations Above.

Sincerely,

STANLEY SNIFF, SHERIFF-CORONER

Ross R. Koepp, Captain
Cabazon Station / Calimesa Police Department

RK: ch

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

January 6, 2010

To: Reviewing Agencies

Re: Proposed Calimesa Redevelopment Project Area No. 2
SCH# 2010011012

Attached for your review and comment is the Notice of Preparation (NOP) for the Proposed Calimesa Redevelopment Project Area No. 2 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Judith Von Klug/Julia L. Myhra
City of Calimesa
c/o Urban Features, Inc.
3111 N. Tustin Street, Suite 230
Orange, CA 92865

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Acting Director

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2010011012
Project Title Proposed Calimesa Redevelopment Project Area No. 2
Lead Agency Calimesa, City of

Type NOP Notice of Preparation

Description The Project's primary objective is to provide for a variety Agency-assisted redevelopment activities designed to lessen or eliminate documented blight conditions within the Project Area pursuant to the California Community Redevelopment law. Such activities might include, but are not limited to: i) provision of affordable housing; ii) construction and/or rehabilitation of structures; iii) infrastructure upgrades for wastewater, storm drainage, water and traffic circulation systems; iv) economic development; and v) other improvements as permitted by the CCRL. While not proposed as specific projects at this time, these are possible activities that may be undertaken by the Agency within or for the benefit of the Project area over the 30-year effective life of the redevelopment plan.

Lead Agency Contact

Name Judith Von Klug/Julia L. Myhra
Agency City of Calimesa
Phone (909) 795-9801/714-283-9334 **Fax**
email juliem@urbanfuturesinc.com
Address c/o Urban Features, Inc.
3111 N. Tustin Street, Suite 230
City Orange **State** CA **Zip** 92865

Project Location

County Riverside
City Calimesa
Region
Cross Streets
Lat / Long
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use Residential, commercial, agricultural and undeveloped land uses.

Project Issues Agricultural Land; Air Quality; Biological Resources; Landuse; Population/Housing Balance; Other Issues

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Regional Water Quality Control Board, Region 8

Date Received 01/06/2010 **Start of Review** 01/06/2010 **End of Review** 02/04/2010

NOP Distribution List

County: Riverside

SCH# 2010011012

esources Agency

- [ ] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Mike Sotelo
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [ ] **Dept. of Conservation**
  Rebecca Salazar
- [ ] **California Energy Commission**
  Eric Knight
- [ ] **Cal Fire**
  Allen Robertson
- [ ] **Office of Historic Preservation**
  Wayne Donaldson
- [ ] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou
- [ ] _____
  Conservancy

sh and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Game Region 2**
  Jeff Drongesen
- [ ] **Fish & Game Region 3**
  Charles Armor
- [ ] **Fish & Game Region 4**
  Julie Vance
- [ ] **Fish & Game Region 5**
  Don Chadwick
  Habitat Conservation Program
- [x] **Fish & Game Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Game Region 6 I/M**
  Brad Henderson
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Anna Garbeff
  Environmental Services Section
- [ ] **Dept. of Public Health**
  Bridgette Binning
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Linda Fiack
- [ ] **Office of Emergency Services**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [ ] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Leo Wong
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Marina Brand
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [ ] **California Highway Patrol**
  Scott Loetscher
  Office of Special Projects
- [ ] **Housing & Community Development**
  CEQA Coordinator
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Bruce de Terra
- [ ] **Caltrans, District 4**
  Lisa Carboni
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Michael Navarro
- [ ] **Caltrans, District 7**
  Elmer Alvarez
- [x] **Caltrans, District 8**
  Dan Kopulsky
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Chris Herre

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
- [ ] Transportation Projects
  Douglas Ito
- [ ] Industrial Projects
  Mike Tollstrup

- [ ] **California Department of Resources, Recycling & Recovery**
  Sue O'Leary
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Steven Herrera
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [x] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____

Last Updated on 01/04/2010

Riverside Land Conservancy

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The Riverside Land Conservancy is dedicated to the preservation of open space by seeking to identify, protect, and manage habitats of rare and endangered species, natural lands, and other sensitive sites throughout the Inland Southern California Region.

Riverside Land Conservancy
4075 Mission Inn Ave.
Riverside, CA 92501
(951) 788-0670
Fax (951) 788-0679
jyezzo@riversidelandconservancy.org
www.riversidelandconservancy.org

Non-Profit Organization
Section 501 (c) (3)

18 January 2010

City of Calimesa Redevelopment Agency
908 Park Avenue
Calimesa, CA 92320
Attn: Judith Von Klug

Re: Notice of Preparation for Proposed Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2

Dear Ms. Klug:

Thank you for submitting the notice of preparation for the proposed Redevelopment Plan for the Calimesa Redevelopment Project Area No. 2 (Project) to Riverside Land Conservancy (RLC).

RLC owns 358 acres adjacent to the westerly boundary of Subarea A of the proposed Project. The property was purchased by RLC to conserve plants, wildlife, and habitat. Among the conservation values of the property are the following:

- Habitat of sensitive and special status species
- Riparian, oak woodland, and coastal sage scrub habitats
- Federally protected wetlands
- Wildlife movement routes via Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Linkage 12 and a proposed supplemental linkage
- Lands within the MSHCP Criteria Area that are identified for conservation

Additionally, the 358 acres are within the planning area of the San Timoteo Canyon State Park Unit.

RLC anticipates that the resources identified above will be addressed in the project EIR as will potential Project impacts, including indirect effects, which may adversely affect such resources and RLC's property.

RLC may wish to comment on the Draft EIR for the proposed Project or participate in public hearings or other forums addressing the proposed Project. Please keep us informed of the status, progress, and schedule of the proposed Project and associated evaluation pursuant to CEQA.

Sincerely,
Riverside Land Conservancy

Jack Easton
Biologist/Lands Manager

cc: Julia L. Myhra, Urban Futures, Inc.

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING
464 WEST 4th STREET, 6th Floor MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-6890
TTY (909) 383-6300

Flex your power!
Be energy efficient!

February 16, 2010

Judith Von Klug & Julia L. Myhra
City of Calimesa
c/o Urban Features, Inc.
3111 N. Tustin Street, Suite 230
Orange, CA 92865

Notice of Preparation of a Draft Program Environmental Impact Report for the Proposed Calimesa Redevelopment Project Area No. 2, SCH# 2010011012, 08-Riv-10-PM 0.0/4.4

Dear Ms. Von Klug/Myhra,

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review the Proposed Calimesa Redevelopment Project Area No. 2 (NOP) and for your consideration of these and future comments. The project Area consists of two sub-areas totaling approximately 1,250 acres, located within the City of Calimesa incorporated limits. The projects primary objective is to provide a variety Agency-assisted redevelopment activities designed to lessen or eliminate documented blight conditions within the Project Area. Such activities might include, but are not limited to: i) provision of affordable housing; ii) construction and/or rehabilitation of structures; iii) infrastructure upgrades for wastewater, storm drainage, water and traffic circulation systems; iv) economic development; and v) other improvements as permitted by the CCRL. While not proposed as specific projects at this time, these are possible activities that may be undertaken by the Agency within or for the benefit of the project Area over the 30-year effective life of the redevelopment plan.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Calimesa, due to the Project's direct impact to State facilities it is also subject to the policies and regulations that govern the SHS.

Our area of concern, pertaining to State facilities, include transportation/traffic issues in which the initial study identifies as having potentially less than significant impacts. However, due to this project's potential to increasing vehicular trip generation and adversely affecting the Level of Service at certain intersections, we recommend the following to be analyzed in future DEIR submittals if/when specific projects and developments occur:

Traffic Study

- A traffic impact study is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies* which is located at the following website: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- It is recommended that the Traffic Study includes a Synchro Analysis for the I-10 ramp termini interchanges impacted by the Project.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.

- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".

- Clearly indicate LOS with and without improvements.

- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

- All State-owned signalized intersections affected by this project should be analyzed using the intersecting lane vehicle (ILV) procedure from the Caltrans Highway Design Manual, Topic 406, and page 400-21.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be

analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

- The data used in the TIS should not be more than 2 years old.

- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

- Mitigation measures to State facilities should be included in the traffic impact analysis. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

- The lead agency should monitor impacts to insure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented.

- Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

Additionally, we recommend the traffic study to be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues.

If future development is anticipated to impact State facilities drainage system please consider the following when development occurs:

Hydrology and Grading

- Verify capacity of existing drainage structures within R/W where connections between private and Caltrans systems are proposed.
- Provide mitigation measures that offset drainage impacts to existing State drainage facilities.

- Existing capacity of affected State drainage systems cannot be exceeded. Should 100-year project runoff volumes be determined to exceed the maximum capacity of the existing State drainage facilities, construction of on-site detention basins, new drainage systems or other impact mitigation will be required.
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent I-10 drainage facilities must be identified and analyzed in a project hydrology study.
- Future review of project drainage design will include an evaluation of runoff impacts to adjacent State R/W. Where applicable, compliance with pertinent National Pollutant Discharge Elimination System (NPDES)/water quality standards will be required.
- Ensure that "best management practices" (BMP's) used to treat site runoff entering State R/W are in compliance with all applicable National Pollution Discharge Elimination System (NPDES) or State Regional Water Resources Board regulations.
- Project grading and drainage impacts affecting State R/W should be identified and addressed prior to project approval.
- To ensure that proposed site grading and drainage design does not result in an adverse impact to State R/W, we ask that a requirement to review plans and provide written construction clearance be included among the project conditions of approval.
- Prior to issuance of construction permits, please forward copies of site grading and drainage plans when available so that we may determine the extent of project impact to the adjacent State right-of-way.
- To ensure that State R/W impacts associated proposed grading, landscaping, and construction of parking structures and walls are identified, our review of rough and/or precise grading, landscape and building plans will be required.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joseph Shaer at (909) 383-6908 or me at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

c: State Clearinghouse

RIVERSIDE COUNTY FIRE DEPARTMENT

IN COOPERATION WITH
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

John R. Hawkins ~ Fire Chief
210 West San Jacinto Avenue ~ Perris, CA 92570
(951) 940-6900 ~ www.rvcfire.org

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

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MARION ASHLEY
DISTRICT 5

February 10, 2010

Urban Futures Inc.
Julia L. Myhra, Planner
3111 N. Tustin Ave. Suite 230
Orange, CA 92865

RE: Proposed Calimesa Redevelopment Project Area No. 2

Dear Ms Myhra,

The Riverside County Fire Department appreciates the opportunity to review the Notice of Preparation of an Environmental Impact Report for the City of Calimesa Redevelopment Project Area Number 2. The Riverside County Fire Department provides fire and emergency medical services to the project area and the City of Calimesa.

With respect to the referenced project (Redevelopment Project Area Number 2), the Riverside County Fire Department has the following comments:

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The proponents/developers shall participate in the Development Impact Fee Program as adopted by the City of Calimesa to mitigate a portion of these impacts. This will provide funding for capital improvements such as land, equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

With any additional construction within a response area, a **"cumulative"** increase in requests for service will add to the Fire Department's ability to provide adequate service.

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments, and shall be maintained through out any phasing.

The California Fire Code outlines fire protection standards for the safety, health, and welfare of the public. These standards will be enforced by the Fire Chief.

If I can be of further assistance, please feel free to contact me at (951) 940-6349 or e-mail at jason.neumann@fire.ca.gov

Sincerely,

Jason Neuman

Jason Neuman, Captain

Strategic Planning Division

Riverside County Fire Department

APPENDIX F
JP RANCH MITIGATION AND SUMMERWIND RANCH MONITORING PROGRAMS

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Development of Tentative Tract Numbers 30386 and 30387

Final Environmental Impact Report

State Clearinghouse Number 2002011078

[JP Ranch]

Prepared for:
The City of Calimesa
P.O. Box 1190
908 Park Avenue
Calimesa, CA 92320

Prepared by:
Willdan
13191 Crossroads Parkway North
Suite 405
Industry, CA 91746-3479

February 2003

8.0 MITIGATION MONITORING PROGRAM

The Executive Summary section of this EIR identifies the Mitigation Measures that will be implemented to offset the impacts resulting from the proposed project. Section 21081.6 of CEQA requires the public agency to adopt a monitoring program of mitigations to ensure the enforceability of the mitigations identified in the CEQA document. This section of CEQA also identifies guidelines for implementation of a monitoring program. The monitoring program is required to be completed prior to certification of a Final EIR.

The following Mitigation Monitoring Program (MMP) identifies all the mitigations identified in the EIR along with the party responsible for completing the mitigations and the timeframe for implementation. This MMP satisfies the requirements of Section 21081.6 of CEQA.

CITY OF CALIMESA TENTATIVE TRACT NUMBERS 30396 AND 30387
MITIGATION MONITORING PROGRAM

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
AESTHETICS						
Mitigation Measure 3.3-1 Landscaping shall be provided along the major roadways providing access to the proposed development to ensure that portions of the project site are screened. The landscaping also allows for more mature trees and shrubs when a particular phase is built in the future.	Prior to completion of project	City of Calimesa Public Works Department	City of Calimesa Public Works staff shall conduct periodic site inspections after start of grading and during construction to ensure installation and maintenance of screening materials. Contractors and City Staff shall provide documentation and ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that portions of the project site are screened for future project phases.		
TRANSPORTATION						
Mitigation Measure 3.4-1 At the completion of the 350th residential units, the developer shall pay its fair share for the installation of traffic signals at the following intersections: I-10 eastbound ramp and County Line Road I-10 westbound ramp and County Line Road. 3rd Street and County Line Road, and California Street and County Line Road.	Completion of the 350th residential unit.	City of Calimesa Public Works Department	Payment of fair share fees	This mitigation measure will ensure that the developer pays its fair share of costs towards impacts generated by the project.		
Mitigation Measure 3.4-2 At the completion of the 350th unit of combined tracts, a northbound dual left lane shall be constructed at Calimesa Boulevard and County Line Road to improve the intersection to LOS C. This dual left lane can be obtained by converting one of the two northbound through lanes to a left turn lane, or adding a new left turn lane. Calimesa Boulevard is a 110 foot Major Arterial on the Master Plan and is scheduled to have two lanes in each direction plus left-turn pockets.	To be completed at 350th unit of combined tracts.	City of Calimesa Public Works Department	The City of Calimesa shall have road improvement plans reviewed by qualified engineers and shall periodically inspect construction of this intersection improvement. City staff shall provide documentation to ensure compliance with mitigation measure.	The 350th unit of combined tracts represents about half of the total project.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
Mitigation Measure 3.4-3 and 3.4-4 A second eastbound and a second westbound through lane shall be constructed at 5th Street and County Line Road to improve the intersection to LOS C. This can be obtained by converting the right turn lanes to through lanes.	Within two years of start of Project. Development or when project is 25 percent occupied, whichever comes first.	City of Calimesa Engineers, Public Works Department, Construction Contractors	The City of Calimesa shall have road improvement plans reviewed by qualified engineers and shall periodically inspect construction of this intersection improvement. City staff shall provide documentation to ensure compliance with mitigation measure.	The time line established for this mitigation measure is reasonable and consistent with timelines established for similar projects.		
Mitigation Measure 3.4-5 The developer shall install a signal at the intersection of County Line Road and Bryant Street to mitigate existing plus project plus other traffic conditions.	When the project is fifty (50) percent occupied.	Project Developer, Public Works Department, Construction Contractors	The City of Calimesa shall have road improvement plans reviewed by qualified engineers and shall periodically inspect construction of this intersection improvement. City staff shall provide documentation to ensure compliance with the mitigation measure.	50% occupancy of the project provides the necessary time and funds to fulfill the mitigation measure.		
Mitigation Measures 3.4-6 and 3.4-7 For existing plus project traffic conditions, left turn pockets, which are 150 feet long with 90-foot transitions in each direction, shall be constructed at both project entries on Bryant Street. Both intersections have four legs and serve the development on both the west and east side of Bryant Street and would be equipped with two-way STOP controlled for the side street. For these future traffic conditions, intersection geometrics recommended in EIR Table 3.4-2 should be implemented. Construction of all streets internal to the project to full ultimate cross-sections shall occur as adjacent development occurs.	Construction of all streets internal to the project to full ultimate cross-sections should occur as adjacent development occurs.	Public Works Department, Construction Contractors	The City of Calimesa shall have road improvement plans reviewed by qualified engineers and shall periodically inspect construction of this intersection improvement. City staff shall provide documentation to ensure compliance with mitigation measure.	This mitigation measure would ensure that all streets internal to the project are constructed as adjacent development occurs.		
Mitigation Measure 3.4-8 To maintain a high level of service, parking and control roadway access along arterial streets shall be restricted.	Upon completion of adjacent development.	City of Calimesa, Public Works Department, Construction Contractors	The City of Calimesa shall conduct periodic site reviews to confirm that parking restrictions and roadway access are appropriately controlled.	This is mitigation measure is designed to ensure that high level of service is maintained on arterial streets.		
Mitigation Measure 3.4-9 To assure good visibility, landscape plantings, walls, and non-traffic signs shall be limited to 36 inches in height with 25 feet of project driveways.	Upon construction of all streets internal to the project as adjacent development occurs.	City of Calimesa, Public Works Department, Construction Contractors	The City of Calimesa shall have landscape and sign plans reviewed by qualified landscape, irrigation and planning staff and shall periodically inspect structural and landscape developments. City staff shall provide documentation to ensure compliance with mitigation measure.	The height restriction would preserve visibility and minimize potential conflicts from view obstruction.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
Mitigation Measure 3.4-10 The developer shall extend access to Bryant Street and Fremont Street from the property into the site.	Construction of all streets internal to the project to full ultimate cross-sections should occur as adjacent development occurs.	Developer, Public Works Department, Construction Contractors	The City of Calimesa shall have road improvement plans reviewed by qualified engineers and shall periodically inspect construction of this intersection improvement. City staff shall provide documentation to ensure compliance with mitigation measure.	Extending these roads into the site would facilitate easier access to the development.		
AIR QUALITY						
Mitigation Measure 3.5-1 Developer sponsored measures include the following: 1. Providing an attractive pedestrian environment, 2. Incorporating bicycle trails and interconnections, 3. Building homes that exceed minimum statewide energy construction requirements, 4. Including residential design features that encourage trip elimination or trip diversion to alternative transportation: a. Pre-wired for various telecommunications systems access for in-home offices; b. Pre-wired for 220V electric vehicle charging systems.	Development Implementation Phase.	City of Calimesa, SCAQMD, Development Homeowner's Associations	Applicant shall develop and submit a Transportation Control Measures and Transportation Management Plan to the City and SCAQMD. City staff shall provide documentation to ensure compliance with mitigation measure.	The effectiveness of mitigation efforts may not alter the conclusion that project development will likely had a significant regional air quality impact.		
Mitigation Measure 3.5-2 The impact of the first project residents to over 10 years of construction and associated delay of infrastructure completion would offset any air quality benefits of a curtailed development schedule. Measures include: 1. Watering for dust control during clearing, grading and construction using groundwater from on-site wells. 2. Developing a dust control program to supplement the routine watering that constitutes best available control measures (BACMs) in excess of any minimum SCAQMD Rule 403 requirements. 3. Minimization of construction interference with regional non-project traffic movement. 4. Reducing "spill-over" effects by preventing soil erosion, washing vehicles, and washing/sweeping the site. 5. Requiring emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups. 6. Limiting grading/soil disturbance to as small an area as practical at any one time. 7. Limiting the application of architectural surface treatments.	Site Preparation, Grading and Construction Phase.	City of Calimesa, Construction Contractors, Site Manager	Applicant shall prepare permits and documentation for submission to the City and SCAQMD confirming use of BACMs to achieve SCAQMD Rule requirements, equipment maintenance records and current SCAQMD equipment permits. City staff shall provide documentation to ensure compliance with mitigation measure.	The proposed mitigation measures are options that can be implemented by the developer to reduce vehicular emissions.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
NOISE						
Mitigation Measure 3.6-1 All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday, 10 a.m. to 5 p.m. on Saturday, Sunday and specified holidays, and shall utilize the quietest equipment available.	Site Preparation, Grading and Construction Phases.	City of Calimesa, Construction Contractors, Site Manager.	Riverside County Sheriff and/or City staff shall respond to any complaint of construction activity conducted outside the allowed times by contacting the contractor. City staff shall provide documentation to ensure compliance with mitigation measure.	This mitigation measure is designed to curtail noise levels in "sensitive" areas.		
Mitigation Measure 3.6-2 All on-site construction equipment should have properly operating mufflers. Project specific noise mitigation is listed in MM 3.6.2 in the Final EIR.	Preconstruction and Construction Phases.	Construction Contractors	City staff shall conduct and document periodic site inspections to ensure compliance with mitigation measure.	This mitigation measure is designed to curtail noise levels in "sensitive" areas.		
Mitigation Measure 3.6-3 All construction staging areas shall be as far away as possible from any surrounding occupied development.	Site Preparation and Staging Phases.	City of Calimesa, Construction Contractors, Site Manager	The developer shall submit a plan to the City showing the location of the construction staging area. The City shall conduct and document a site inspection prior to construction staging operations to ensure the site fulfills MM 3.6.3 requirements. Periodic inspections shall be conducted and documented to ensure staging requirements are continuously maintained.	This mitigation measure is designed to curtail noise levels in "sensitive" areas.		
Mitigation Measure 3.6-4 Noise control barriers shall be constructed along Bryant Street to achieve 45 interior and 60 exterior dBA CNEL. The barriers shall conform to the following specifications: Street grade higher than pad: – 3' above street grade @ p/l Pad higher than street grade: – 5' above pad grade at edge of pad nearest the street Pad grade same as the street grade: - 5' above the street grade at the p/l. In addition, an acoustical engineer shall be retained to assist in the design of structures.	Site Development Phase.	Developer, City of Calimesa Public Works Department, Site Manager, Acoustical Engineer	The developer shall submit plans showing written approval by the acoustical engineer of noise control barrier installations and shall provide materials schedules showing that sound retardant materials have been provided to the satisfaction of the acoustical engineer.	This mitigation measure is designed to reduce noise within the residential units adjacent to project streets.		
Mitigation Measure 3.6-5 For interior noise control, plans submitted for plan check shall determine whether or not the barrier proposed in Mitigation 3.6.4 is adequate for second floor noise mitigation. The barrier seems adequate for first floor noise attenuation considering the proposed building materials of stucco and siding with fiberglass insulation, dual pane windows and sliding doors, shingle over plywood roof, and carpeted floor except kitchen and baths.	Site Plan Development Phase.	City of Calimesa, Developer, Acoustical Engineer, Construction Contractors	The developer shall submit plans showing written approval by the acoustical engineer of noise control barrier installations and shall provide materials schedules showing that sound retardant materials have been provided to the satisfaction of the acoustical engineer.	This mitigation measure is designed to reduce noise within the residential units adjacent to project streets.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
Mitigation Measure 3.6-6 Air conditioning or a means of increasing ventilation shall be installed in each unit so that windows do not have to be opened to have a habitable environment.	Plan Development and Construction Phases.	Developer, City of Calimesa, Construction Contractors	The developer shall submit plans showing air conditioning or means of increasing ventilation.	This mitigation measure is designed to reduce noise within the residential units.		
Mitigation Measure 3.6-7 The final grading plans shall be reviewed to ensure correct sound barrier heights. The produce plans shall be reviewed to ensure that an interior level of 45 dBA CNEL is met.	Plan Development Phase	Developer, City of Calimesa Engineer, Acoustical Engineer.	The developer shall submit plans showing written approval by the acoustical engineer to ensure that an interior level of 45 dBA CNEL is met	This mitigation measure is designed to reduce noise within the residential units.		
GEOLOGY						
Mitigation Measure 3.7-1 To reduce the impacts to a less than significant level, specific design and construction practices will be required. These actions should follow the recommendations made by Zeiser Geotechnical, Inc. in the project's Preliminary Geotechnical Investigation contained in Appendix E of the EIR. These recommendations include, but are not limited to, the following: 1) site preparation involving the removal of unsuitable material and man-made features, 2) geotechnical observation, 3) testing and documentation of excavations to ensure suitable foundation materials are exposed, 4) settlement monitoring program to monitor deep settlement of alluvial areas beneath proposed fills, 5) removal of natural soils that are not satisfactory for structure support, 6) preparation of fill areas, 7) preparation of footing areas, 8) compacting of fill, 9) special handling of oversize materials, 10) installation of a subdrainage system, 11) criteria regarding "preliminary" and final infrastructure installation, 12) criteria regarding foundation design, slabs-on-grade, manufactured slope, cement type, and retaining walls, 13) testing and evaluation of project soils to reexamine for soil expansion potential after rough grading, 14) methods for utility installation, and 15) criteria for general site grading, grading plan review, slope compaction, erosion control, grading observation and testing. Further geotechnical testing as part of site plan development is included as part of these recommendations.	Excavation Phase, Grading and Site Preparation, Sub-drainage Installation Phase, Construction Phase.	Developer, City of Calimesa Engineer, Public Works Department, Riverside County Flood Control and Water Conservation District, Geotechnical Consultant, Grading and Construction Contractors	City staff shall provide documentation to ensure compliance with mitigation measure.	This mitigation measure consists of specific design and construction practices to ensure that geologic impacts are reduced to a less than significant level.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
HYDROLOGY AND WATER QUALITY						
Mitigation Measure 3.8-1 Bryant Street shall be designed and constructed to maintain 15 horizontal feet of exposed pavement during a 100-year flood to accommodate vehicular traffic. All project streets except Bryant Street shall be designed and constructed to carry the 100-year flood within the right-of-way and the 25-year flood within the curb and gutter. In addition, curb heights on all proposed streets shall not exceed eight (8) inches. The City shall not issue grading permits until the City engineer has reviewed the project street designs and determined that these requirements have been met.	Infrastructure and Drainage Design Phase, Construction Phase.	City of Calimesa Engineer, Riverside County Flood Control and Water Conservation District	City Engineer shall review plans provide documentation to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that project impacts are mitigated to a less than significant level.		
Mitigation Measure 3.8-2 The project applicant shall investigate the downstream impacts of the project and identify any required storm water system improvements to Calimesa Boulevard. This investigation shall be subject to review and approval by the City Engineer. The developer shall be responsible for design and construction of any required improvements, which shall also be subject to review and approval by the City Engineer.	Infrastructure and Drainage Design Phase, Construction Phase.	City of Calimesa Engineer, Riverside County Flood Control and Water Conservation District	City Engineer shall review plans provide documentation to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that project impacts are mitigated to a less than significant level.		
Mitigation Measure 3.8-3 The project applicant shall develop and adhere to Urban Storm water Mitigation Plan (USWMP). The City shall not approve a grading permit until the City Engineer has reviewed and approved the USWMP.	Design Phase.	City of Calimesa Engineer, Riverside County Flood Control and Water Conservation District.	City Engineer shall review plans provide documentation to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that project impacts are mitigated to a less than significant level.		
Mitigation Measure 3.8-4 The project applicant shall design and construct a debris basin at the inlet to the proposed pipe structure that will carry the existing central drainage channel's flow. The City shall not issue a grading permit until the City Engineer has reviewed and approved the design of this debris basin.	Grading Design and Infrastructure Design Phases.	City of Calimesa Engineer, Riverside County Flood Control and Water Conservation District.	City Engineer shall review plans provide documentation to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that a debris basin is constructed to carry the existing central drainage channel's flow.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
Mitigation Measure 3.8-5 The City shall not issue a grading permit for work within 500 feet of the Department of Water Resources transmission line without written approval by the Department of Water Resources.	Grading Design and Plan Review and Permitting Phases.	City of Calimesa Engineer, Department of Water Resources	City Engineer shall review plans provide documentation to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that project does not negatively impact DWR transmission lines.		
HAZARDOUS MATERIALS						
Mitigation Measure 3.9-1 Prior to the issuance of a building permit for any commercial structure, the applicant shall identify, in writing, all potential uses, generation, routine transport, and known disposal of hazardous materials and the methods at which the hazardous materials shall be handled. The City shall not issue a building permit for the commercial structure until it has reviewed this information and is confident that the potential uses, generation, routine transport, and known disposal of hazardous materials would not put humans or the environment at significant risk.	Prior to the issuance of a building permit for each commercial structure.	City of Calimesa Fire Department, City Engineer	City staff, in coordination with the fire department, shall review hazardous materials use, generation, and transportation plans to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that all potential uses, generation, transport and disposal of hazardous materials are documented.		
Mitigation Measure 3.9-2 Prior to the issuance of a demolition permit the applicant shall identify, in writing, the methods to be used to dispose of the pesticides contained in the central work area. The City shall not issue a demolition permit until it has reviewed these methods and is confident that the disposal of pesticides would not put humans or the environment at significant risk.	Demolition Permit Phase, Demolition Phase, Site Preparation Phase, Grading Phase.	City of Calimesa Fire Department, City Engineer	City staff, in coordination with the fire department, shall review the pesticide disposal plans to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that methods used to dispose pesticides in the central work area are identified.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
Mitigation Measure 3.9-3 Prior to the issuance of a grading permit, the applicant shall have a Level II Assessment conducted for the areas around the chicken sheds and the soils beneath the demolished Underground Storage Tanks (USTs), as recommended in the Update to Level 1 Environmental Site Assessment prepared for this project in June 2002 by Zeiser Geotechnical, Inc. This assessment shall follow the procedures defined by the American Society for Testing and Materials (ASTM) in document "E1903-97 Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process." The Level II Assessment shall include chemical analysis of surface and subsurface soil and water to determine the levels and depth of pesticide contamination around the chicken sheds. The City shall not issue a grading permit until it has reviewed the Level II Assessment and is confident that the grading of soils around the chicken shed and around the site of the demolished USTs would not put humans or the environment at significant risk. In addition, the City shall not issue a grading permit if soil is contaminated with DDT or Arochlor at a concentration equal or greater than their respective Preliminary Remediation Goals as identified by the California Department of Toxic Substance Control and/or the U.S. Environmental Protection Agency Region IX; unless applicant has submitted to the City, in writing, the methods for remediation, and the City finds these methods to meet the requirements of Title 22 of the California Code of Regulations Division 4.5: Environmental Health and Safety Standards for the Management of Hazardous Waste.	Site Plan Permit Phase, Level II Assessment and UST Removal Phase, Demolition and Site Preparation Phases, Grading Phase.	City of Calimesa Fire Department, City Engineer	City staff, in coordination with the fire department, shall review the Level II Assessment and oversee any required remediation measures to ensure compliance with mitigation measure.	This mitigation measure requires a Level II Assessment for the areas around the chicken sheds and the soils beneath the demolished Underground Storage Tank, prior to issuance of a grading permit.		
Mitigation Measure 3.9-4 The homeowner's Association or appropriate City entity shall be responsible for the maintenance of the open space areas. Prior to approval of any development plan for lands adjacent to open space areas, a fire protection/vegetation management (Fuel Modification) plan shall be submitted to the Fire Department for review and approval.	Land Use Planning Phase, Occupancy Phase	City of Calimesa, Fire Department.	City staff, in coordination with the fire department, shall conduct and document periodic site inspections to ensure compliance with mitigation measure.	This mitigation measure identifies the appropriate body for maintenance of open space, and requires submittal of a fire protection/vegetation management plan prior to approval of development plans.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
BIOLOGICAL RESOURCES						
Mitigation Measure 3.10-1 The City shall not issue a grading permit until it has reviewed and approved the project's landscape plan. The City's approval of the landscape plan shall be contingent upon the introduction of no less than 80% native species to the designated natural open space area. The City shall not approve the landscaping plan if it includes planting of non-native invasive species.	Development Phase and Permitting Process, Landscape Installation Phase.	City of Calimesa Planning Department.	Submittal of landscaping plans and payment of appropriate fees to the City.	This mitigation measure is designed to ensure that no less than 80% native species is introduced into the designated natural open space areas.		
Mitigation Measure 3.10-2 Proposed project activities (including disturbances to vegetation throughout the entire proposed project site) should take place outside of the breeding bird season (March 1-August 31) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activates cannot avoid the breeding bird season, surveys of the site by a qualified biologist shall be conducted to locate any active nests. All active nests shall be avoided and should be provided with a minimum buffer of 300 feet. (Five hundred [500] feet buffers are recommended for all raptor nests.)	Pre-grading and preconstruction phase.	City of Calimesa Planning Staff and Department of Fish and Game.	Documentation and reporting shall be in accordance with US Department of Fish and Game requirements. Applicant shall submit records, as appropriate indicating the presence of active bird nests and actions taken to avoid disturbance of such nests.	This mitigation measure is designed to avoid disturbance of active birds nests during the identified breeding seasons.		
Mitigation Measure 3.10-3 Jurisdictional habitat lost to the proposed development shall be replaced with similar habitat in accordance with United States Army Corps of Engineers and the California Department of Fish and Game requirements. This would consist of on-site enhancement of the drainage habitat.	Design Phase, Development Permit Review, Landscape Installation Phase.	City of Calimesa Planning Staff, US Army Corps of Engineers, California Department of Fish and Game	Documentation and reporting shall be in conformance with US Army Corps of Engineers and California Department of Fish and Game requirements. Applicant shall submit records of all coordination with resource agencies, including permit applications, to the City planning staff.	This mitigation measure is designed to establish the criteria for replacement of jurisdictional habitat lost to the proposed development.		
Mitigation Measure 3.10-4 Measures shall be taken to avoid slope erosion and resulting siltation on the southeastern drainage which may directly affect riparian communities which may occur downstream of the site.	Grading and Site Preparation, Sub-drainage Installation Phase, Construction Phase.	City of Calimesa Engineer, Santa Ana Regional Water Quality Control Board	Documentation and reporting shall be in conformance with US Army Corps of Engineers and Santa Ana Regional Water Quality Control Board requirements. Applicant shall submit records of all coordination with resource agencies, including permit applications, to the City planning staff.	This mitigation measure is designed to protect riparian communities, which may occur down stream from the site.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
PUBLIC UTILITIES AND SERVICES						
Mitigation Measure 3.11-1 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the school services impact fees of the Yucaipa-Calimesa Unified School District. The current fees are $2.05/square feet and a Level 2 fee of $0.80/square feet.	Building Permit Phase.	Yucaipa-Calimesa Unified School District, City of Calimesa building department	The Developer shall provide to the City of Calimesa proof of fee payment prior to the issuance of Building Permits.	This mitigation measure requires payment of School Impact fees to the appropriate local school district.		
Mitigation Measure 3.11-2 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the City of Calimesa Development Impact Fees for fire services. The current fees are $140.02/residential dwelling unit and $0.05/square feet of commercial and park uses.	Building Permit Phase.	City of Calimesa.	The Developer shall provide to the City of Calimesa proof of fee payment prior to the issuance of Building Permits.	This mitigation measure requires payment of Development Impact fees to the appropriate fire district.		
Mitigation Measure 3.11-3 Prior to the issuance of a building permit the developer shall demonstrate to the City that all water mains and fire hydrants providing fire flows will be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or 787, subject to the approval by the Riverside County Fire Department.	Building Permit Phase.	City of Calimesa	The Developer shall provide to the City of Calimesa proof of Riverside County Fire Department plan approval prior to the issuance of Building Permits	This mitigation measure requires that the developer demonstrate that all water mains and fire hydrants are constructed in accordance with established criteria.		
Mitigation Measure 3.11-4 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the City of Calimesa Development Impact Fees for police services. The current fees are $32.88/residential dwelling unit and $0.015/square feet of commercial and park uses.	Building Permit Phase.	City of Calimesa	The Developer shall pay fees prior to the issuance of Building Permits.	This mitigation measure requires payment of Impact fees for Police services.		
Mitigation Measure 3.11-5 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the water service connection fees of the Yucaipa Valley Water District.	Building Permit Phase.	City of Calimesa, Yucaipa Valley Water District	The Developer shall provide to the City of Calimesa proof of fee payment prior to the issuance of Building Permits.	This mitigation measure requires payment of water service connection fees to the appropriate agency.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
Mitigation Measure 3.11-6 Prior to the issuance of a building permit the developer shall demonstrate to the City that they have paid the sewer service connection fees of the Yucaipa Valley Water District.	Building Permit Phase.	City of Calimesa, Yucaipa Valley Water District	The Developer shall provide to the City of Calimesa proof of fee payment prior to the issuance of Building Permits.	This mitigation measure requires payment of sewer connection fees to the appropriate agency.		
CULTURAL RESOURCES						
Mitigation Measure 3.12-1 On-site monitoring for archaeology will be maintained throughout the period of development. Care shall be taken to watch for artifact fragments or obvious changes in soil coloration.	Design, Demolition, Grading, Site Preparation, Sub-Drainage Installation, Infrastructure Development, and Construction Phases.	City of Calimesa Planning Staff Archeological Consultant	City planning staff shall conduct and document periodic site inspections to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that archeological monitoring is conducted on site.		
Mitigation Measure 3.12-2 The monitor must be empowered to temporarily halt or redirect excavation equipment while fossils are being removed. The monitor should be equipped to speedily collect specimens if they are encountered.	Demolition, Grading, Site Preparation and Sub Drainage Installation, Infrastructure Development and Construction Phases.	City of Calimesa Planning Staff Archeological Consultant	City planning staff shall conduct and document periodic site inspections to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that handling of fossils, if found on the site, is adequately regulated.		
Mitigation Measure 3.12-3 The monitor, with assistance if necessary, should collect individual fossils and/or samples of fossil—bearing sediments. If specimens of small animal species are encountered the most time and cost efficient method of recovery is to remove a selected volume of fossil—bearing earth from the grading area and stockpile it offsite for later processing.	Demolition, Grading, Site Preparation and Sub Drainage Installation, Infrastructure Development and Construction Phases.	City of Calimesa Planning Staff Archeological Consultant	City planning staff shall conduct and document periodic site inspections to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that handling of fossils, if found on the site, is adequately regulated.		

Mitigation Measures	Period of Implementation	Monitoring Responsibility	Reporting Procedure	Comments	Date	Initials
Mitigation Measure 3.12-4 Fossils recovered during earthmoving or as a result of screen washing of sediment samples should be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.	Demolition, Grading, Site Preparation and Sub Drainage Installation, Infrastructure Development and Construction Phases.	City of Calimesa Planning Staff Archeological Consultant	City planning staff shall conduct and document periodic site inspections to ensure compliance with mitigation measure.	This mitigation measure is designed to ensure that handling of fossils, if found on the site, is adequately regulated.		
Mitigation Measure 3.12-5 A report of findings should be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report would minimally include a statement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance.	Demolition, Grading, Site Preparation and Sub Drainage Installation, Infrastructure Development and Construction Phases.	City of Calimesa, Archeological Consultant	City planning staff shall oversee and review the preparation of the cultural resource report.	This mitigation measure requires the filing of a report of findings of paleontological resources to the public agency responsible for overseeing developments and mitigation of environmental impacts.		
Mitigation Measure 3.12-6 The paleontological specimens recovered as a result of mitigation should be donated to a qualified scientific institution where they would be afforded long-term preservation and the opportunity for further scientific study.	Demolition, Grading, Site Preparation and Sub Drainage Installation, Infrastructure Development and Construction Phases	City of Calimesa, Archeological Consultant	City planning staff shall conduct and document periodic site inspections to ensure compliance with mitigation measure.	This mitigation measures requires donation of any paleontological specimens found to a qualified scientific institution.		

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

SUMMERWIND RANCH AT OAK VALLEY
FINAL ENVIRONMENTAL IMPACT REPORT
(SCH# 2004061035)

Lead Agency:

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P.O. Box 1190
Calimesa, California 92320

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MARCH 2005

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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Summerwind Ranch at Oak Valley
Final Environmental Impact Report
(SCH# 2004061035)

Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to State of California Public Resources Code Section 21081.6, which requires adoption of a MMRP for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects. The City of Calimesa is the lead agency for the proposed Summerwind Ranch at Oak Valley project and, therefore, responsible for administering and implementing the MMRP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during project implementation prior to final approval of the proposed project. The primary purpose of the MMRP is to ensure that the mitigation measures identified in the Summerwind Ranch at Oak Valley EIR are implemented to reduce or avoid identified environmental effects.

The purpose of discussing the MMRP in the Final EIR is to reiterate to the reader the mitigation responsibilities of the Lead Agency in implementing the proposed project. The mitigation measures listed in the MMRP are required by law or regulation and will be adopted by the City as the primary project approval. Certain elements of the project will be adopted or approved by other entities, as indicated in the MMRP matrix.

Mitigation is defined by the California Environmental Quality Act (CEQA) as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment
- Reduces or eliminates the impact over time by preservation and maintenance activities during the life of the project
- Compensates for the impacts by replacing or providing substitute resources or environments

Mitigation measures provided in this MMRP were initially identified in Section 3.0, Environmental Analysis of the Draft EIR, as feasible and effective in mitigating project-related environmental impacts. Several of the mitigation measures are modified as a result of the public review process.

Basis for the Mitigation Monitoring and Reporting Program

The legal basis for the development and implementation of the MMRP lies within CEQA (including the California Public Resources Code). Sections 21002 and 21002.1 of the California Public Resources Code state:

- Public agencies are not to approve projects as proposed if there are feasible alternatives or feasible mitigation measures available that would substantially lessen the significant environmental effects of such projects; and

- Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.

Section 21081.6 of the California Public Resources Code further requires that: the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program must be adopted when a public agency makes its findings under CEQA so that the program can be made a condition of project approval in order to mitigate significant effects on the environment. The program must be designed to ensure compliance with mitigation measures during project implementation to mitigate or avoid significant environmental effects.

<u>Mitigation Monitoring Program Procedures</u>

The MMRP for the proposed project will be in place through all phases of the project, including design, prior to construction, during construction, and during operation. City of Calimesa shall have primary responsibility for administering the MMRP activities to staff, consultants, or contractors. The City has the responsibility of ensuring that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The City's designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems. Specific responsibilities of the City include:

- Coordination of all mitigation monitoring activities
- Management of the preparation, approval, and filing of monitoring or permit compliance reports
- Maintenance of records concerning the status of all approved mitigation measures
- Assure quality control of field monitoring personnel.
- Coordinate with other agencies regarding compliance with mitigation or permit requirements.
- Review and recommend acceptance and certification of implementation documentation.
- Act as a contact for interested parties and surrounding property owners who wish to register complaints and observations of unsafe conditions and environmental violations; verify any such actions; and develop any necessary corrective actions.

Resolution of Noncompliance Complaints

Any person or agency may file a complaint that states noncompliance with the mitigation measures that were adopted as part of the approval process for the Summerwind Ranch at Oak Valley project. The complaint shall be directed to the City of Calimesa in written form providing detailed information on the purported violation. The City shall conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure is verified, the City shall take the necessary action(s) to remedy the violation. The complaint shall receive written confirmation indicating the results of the investigation or the final corrective action that was implemented in response to the specific noncompliance issue.

Mitigation Monitoring and Reporting Plan Matrix

The MMRP is organized in a matrix format. The first column identifies the mitigation measure numbers. The second column identifies the mitigation measures. The third column, entitled "Time Frame for Implementation," refers to when monitoring will occur. The fourth column, entitled "Responsible Monitoring Agency," refers to the agency responsible for ensuring that the mitigation measure is implemented. The fifth column, entitled "Verification of Compliance," has a sub-column for Initials, Date and Remarks. This last column will be used by the lead agency to document the person who verified the implementation of the mitigation measure, the date on which this verification occurred, and any other notable remarks.

MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Aesthetics						
MM-A1	All proposed development shall comply with development standards and design guidelines (i.e., building siting, height, setbacks, architecture, landscaping, perimeter walls, fences, lighting, etc.), established in the Specific Plan document.	Prior to site plan approval for each phase on map	City of Calimesa Community Development			
MM-A2	Same as MM-A1, above. All proposed development shall comply with development standards and design guidelines (i.e., building siting, height, setbacks, architecture, landscaping, perimeter walls, fences, lighting, etc.), established in the Specific Plan document.	Prior to site plan approval for each phase on map	City of Calimesa Community Development			
MM-A3	Same as MM-A1, above. All proposed development shall comply with development standards and design guidelines (i.e., building siting, height, setbacks, architecture, landscaping, perimeter walls, fences, lighting, etc.), established in the Specific Plan document.	Prior to site plan approval for each phase on map	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-A4	Same as MM-A1, above. All proposed development shall comply with development standards and design guidelines (i.e., building siting, height, setbacks, architecture, landscaping, perimeter walls, fences, lighting, etc.), established in the Specific Plan document.	Prior to site plan approval for each phase on map	City of Calimesa Community Development			
Air Quality						
MM-AQ1	The project proponent will implement Rule 403 as applicable, which would include but not be limited to the following: ▪ Portions of the site under active construction shall be watered as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction (locations where grading is to occur will be thoroughly watered prior to earthmoving). ▪ Soils shall be watered/stabilized prior to, during, and following cut and fill activities. ▪ A minimum soil moisture content of 12% shall be maintained during earth-moving activities using the ASTM method D-2216. ▪ All trucks hauling dirt, sand, soil, or other loose materials shall be covered, or maintain at least two feet of freeboard in	During grading and construction of each phase	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	accordance with the requirements of Section 23114 of the California Vehicle Code (CVC). ▪ Construction access roads shall be paved at least 100 feet onto the site from main roads. ▪ Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. Roads shall be watered every two hours during active construction operations, and/or a chemical stabilizer shall be applied to all unpaved surfaces. ▪ Disturbed areas shall be revegetated as quickly as possible consistent with approved erosion control plans. ▪ A Traffic Control Plan shall be provided for each major phase of construction by the Applicant and approved by the City Engineer addressing construction site access and egress, temporary road detours, construction traffic parking and staging, and haul routes. ▪ All streets used for construction site access or egress shall be swept once daily during active construction if visible soil materials are carried to adjacent streets.					
MM-AQ2-1	Construction equipment with low emission factors and high energy efficiency shall be used where possible and when available.	During construction	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-AQ2-2	To minimize equipment emissions, engine maintenance shall be performed regularly.	During construction	City of Calimesa Community Development			
MM-AQ2-3	Alternative fuels such as ultra-low sulfur diesel for off-road construction vehicles/equipment shall be used where possible.	During construction	City of Calimesa Community Development			
MM-AQ3	Application of architectural coatings (i.e., paint, etc.) shall be limited to an average of no more than 225 gallons per week and/or "Zero-VOC" paint shall be used.	During construction	City of Calimesa Community Development			
MM-AQ4-1	On-site bicycle trails linking the facility to designated bicycle commuting routes shall be provided.	Prior to site plan approval	City of Calimesa Community Development			
MM-AQ4-2	Site improvements such as street lighting, street furniture, route signs, bus turnouts, and sidewalks or pedestrian paths shall be provided.	Prior to site plan approval	City of Calimesa Community Development			
MM-AQ4-3	The proposed dwelling units shall exceed minimum statewide energy construction requirements, as follows: ▪ Use of low emission water heaters ▪ Use of energy efficient appliances	Prior to issuance of occupancy permits	City of Calimesa Community Development			
MM-AQ4-4	Park and ride lots shall be provided near freeway access, as follows: ▪ Development of approximately 50-60 parking spaces within the residential component of the project.	Prior to issuance of occupancy permits in the phase in which the park and ride facility is	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	▪ Development of approximately 100 parking spaces within the commercial component of the project.	located				
MM-AQ4-5	According to Ride Guide provided by the RTA (Riverside Transit Agency), bus route 36 shall serve the proposed project site. The project will provide bus turnout facilities to serve this route as recommended by RTA.	Prior to issuance of occupancy permits in the phase in which the facilities are located	City of Calimesa Community Development			
Biological Resources						
MM-BR1	Permanent direct impacts to 99.3 acres of coastal sage scrub will be offset by compliance with the mitigation requirements listed under the Multiple Species Habitat Conservation Plan (MSHCP). These requirements include on-site preservation of coastal sage scrub habitat. The proposed plan preserves all of the coastal sage scrub habitat on the project site that is within Criteria Cells, which includes approximately 135.4 acres of costal sage scrub habitat.	Prior to issuance of grading permits for each phase	City of Calimesa Community Development			
MM-BR2	Mitigation requirements to minimize permanent direct impacts to 20.8 acres of oak woodlands would involve actions prior to and during construction: ▪ Prior to issuance of grading permits, on-site preservation shall be implemented in compliance with MSHCP standards for Criteria Area Cells and implementation of	Prior to the issuance of grading permits for each phase	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	an oak tree planting and restoration plan. Approximately 129.6 acres of oak woodland habitat would be preserved on site. ▪ During construction, oak trees shall be planted from container stock as well as from acorns collected on the site to ensure that the regenerated oak seedlings will have the best genetic adaptation for the Summerwind Ranch development. The Applicant will plant 976 oak trees using a combination of 50 percent acorns and 50 percent deep one-gallon containers as mitigation for the removal of up to 236 oak trees, as shown in Table 3.3-5. The planting program reduces the impact of loss of oak woodland and oak trees to less than significant.	Prior to issuance of certificates of occupancy for each phase				
MM-BR3	Mitigation requirements to offset permanent direct impacts to 0.3 acres of riparian woodlands would include on-site or off-site habitat creation or enhancement. Regulatory agencies will establish appropriate mitigation ratios in accordance with their policy of no net loss of riparian and wetland values.	Prior to the issuance of grading permit.	City of Calimesa Community Development Concurrence by CDFG			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-BR4	Mitigation recommendations for potential permanent impacts to vegetation communities will be satisfied by applying a native seed mix in the bare areas that are not subject to slope restoration after construction is complete to minimize the potential for exotic species introductions. The native seed mix shall be as specified by a qualified biologist/restoration specialist. In jurisdictional areas, seed mixes would be approved by the appropriate regulatory agency.	Prior to issuance of building permits	City of Calimesa Community Development			
MM-BR5	Mitigation requirements to offset permanent direct impacts to jurisdictional wetlands will be met by a combination of wetland creation, restoration, or enhancement. The mitigation site should be preserved at a suitable area near the impact area. Mitigation requirements for permanent impacts to jurisdictional wetlands resulting from project-related construction would be determined during the regulatory agency permit process at mitigation ratios consistent with the policy of no net loss of wetland values.	Prior to completion of construction of the phase in which the impact is located	City of Calimesa Community Development Concurrence by regulatory agency as evidenced by permit issuance			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-BR6	Same as MM-BR5, above. Mitigation requirements to offset permanent direct impacts to jurisdictional wetlands will be met by a combination of wetland creation, restoration, or enhancement. The mitigation site should be preserved at a suitable area near the impact area. Mitigation requirements for permanent impacts to jurisdictional wetlands resulting from project-related construction would be determined during the regulatory agency permit process at mitigation ratios consistent with the policy of no net loss of wetland values.	Prior to completion of construction of the phase in which the impact is located	City of Calimesa Community Development Concurrence by regulatory agency as evidenced by permit issuance			
MM-BR7	Mitigation requirements for permanent direct impacts to ephemeral and intermittent drainages would require habitat creation, enhancement or restoration, and preservation at a location approved by the resource agencies through the permitting process.	Prior to completion of construction of the phase in which the impact is located	City of Calimesa Community Development Regulatory agency as evidenced by permit issuance and sign-off			
MM-BR8	Mitigation recommendations for potential permanent indirect impacts to wetland habitats will be satisfied by implementation of a Habitat Monitoring Program adequate to prevent a net loss of wetland.	Prior to certificate of occupancy in the phase in which the impact is located	City of Calimesa Community Development Regulatory agency as evidenced by permit issuance and sign-off			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-BR9-1	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) outlined in Table 3.3-4. This habitat preservation is coincident to the riparian habitat preservation listed in MM-BR3.	Prior to construction by phase	City of Calimesa Community Development			
MM-BR9-2	Preconstruction surveys for least Bell's vireo and southwestern willow flycatcher will be conducted prior to construction in or adjacent to habitat areas in accordance with the applicable protocol. Based on the protocol survey results, appropriate avoidance measures would be determined through consultation with regulatory agencies.	Prior to construction by phase	City of Calimesa Community Development Concurrence by regulatory agency as evidenced by permit issuance and sign-off			
MM-BR10	To avoid or minimize impacts to birds covered under the Migratory Bird Treaty Act (MBTA) and/or Bald Eagle Protection Act (BEPA) the following will be implemented: ▪ Clearing and grubbing of vegetation within areas identified as habitat subject to these acts should be conducted outside the March 15 through August 15 nesting season.	During construction	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	▪ If clearing and grubbing must occur within habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than one week prior to initiation of construction. The biologist shall identify those areas where clearing and grubbing are to be avoided in order to avoid destruction of nests.	Prior to and during Construction				
	▪ In the event that least Bell's vireo or southwestern willow flycatcher is found on-site during future surveys, ensure that noise from construction activities does not exceed 60 dBA L_{eq} within the occupied habitat of the species during the nesting season.	During construction				
	▪ Position, direct, and shield lights (streetlights, parking lot lighting, and other project-related illumination sources) so as to avoid "light spill" into the proposed on-site conservation areas or into habitat adjacent to the proposed project site. Night lighting used during the course of construction shall be directed away from onsite habitat conservation areas and offsite properties.	During construction				

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	▪ Provide contractor education and erect fencing or barriers to ensure that contractors do no enter areas of open space or conserved habitat for any purpose except for enhancement projects permitted by the Specific Plan or activities that are otherwise permitted or required for implementation of EIR mitigation measures.	Prior to and during construction				
	▪ If construction must occur within or adjacent to these habitats during the breeding season, preconstruction nest surveys shall be conducted by a qualified biologist no more than 1 week prior to construction initiation. The biologist shall identify those areas where construction is to be avoided in order to avoid destruction of nests.	Prior to and during construction				
	▪ Preconstruction surveys shall be performed in appropriate habitat areas consistent with requirements of the MSHCP, for the western yellow-billed cuckoo and burrowing owl. Mitigation consistent with MSHCP requirements will be implemented if warranted by survey results.	Prior to and during construction				

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-BR11	Indirect impacts to least Bell's vireo and southwestern willow flycatcher habitat will be addressed through on-site preservation coincident to the riparian habitat preservation listed in MM-BR3.	Prior to grading permit issuance	City of Calimesa Community Development			
MM-BR12	Mitigation measures for indirect impacts to the 16 sensitive and covered species present on-site will be met through the extensive in-kind preservation outlined in Table 3.3-4 and through compliance with other requirements of the MSHCP. For instance, Yucaipa onion and many-stemmed dudleya are not expected to occur on the site; however, focused surveys will be conducted in appropriate habitat during proper time of year. If these species are found on-site, appropriate mitigation will be implemented upon concurrence by regulatory agencies.	Prior to construction	City of Calimesa Community Development Concurrence by regulatory agency as evidenced by permit issuance			
MM-BR13	Mitigation requirements to offset project impacts to wildlife corridors, listed under the MSHCP, include the proposed habitat preservation of open space along Proposed Linkage 12 and Proposed Constrained Linkage 23 within the project Criteria Area Cells. The dedication of land for wildlife conservation, including the Garden Air Wash and other lands, partially achieves this objective. Further enhancement of the	Concurrent with road improvements for affected roadways	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	corridors and habitat linkages will require installing properly-sized passageways under new on-site roads.					
MM-BR14	Same as MM-BR13, above. Mitigation requirements to offset project impacts to wildlife corridors, listed under the MSHCP, include the proposed habitat preservation of open space along Proposed Linkage 12 and Proposed Constrained Linkage 23 within the project Criteria Area Cells. The dedication of land for wildlife conservation, including the Garden Air Wash and other lands, partially achieves this objective. Further enhancement of the corridors and habitat linkages will require installing properly-sized passageways under new on-site roads.	Concurrent with road improvements for affected roadways	City of Calimesa Community Development			
Cultural Resources						
MM-CR2-1	Preconstruction salvage of known exposed paleontological resources shall be conducted.	Prior to construction	City of Calimesa Community Development			
MM-CR2-2	Preconstruction field examination of fossil soil horizons with high potential for paleontological resources, and salvage of fossils as necessary shall be conducted.	Prior to construction	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-CR2-3	A project specific sampling plan that will recover standard samples of fossiliferous paleosols in stratigraphic succession within the affected areas shall be developed. The sampling program will include 12 samples from the San Timoteo Formation and three from younger sediments. These samples will be prepared by water-washing through 20 and 30 mesh screens.	Prior to construction in each phase	City of Calimesa Community Development			
MM-CR2-4	Excavation in sediments with undetermined potential shall be monitored 50 percent of the time; and if paleontological resources are identified, monitoring shall be changed to full time. Monitors shall be empowered to temporarily redirect earthmoving equipment while fossils are examined and removed. If multiple pieces of earthmoving equipment are working simultaneously or if excavation is conducted in widely separated areas, additional monitors shall be provided as necessary.	During construction	City of Calimesa Community Development			
MM-CR2-5	Fossils collected during the project shall be prepared to a reasonable point of identification. The samples shall be cleaned of excess sediment or matrix and housed in an accredited museum repository. A written fossil specimen repository agreement shall be arranged in advance of excavation monitoring.	Within 60 days after completion of construction	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-CR2-6	A report documenting the results of the monitoring and salvage shall be prepared.	Within 60 days after completion of construction	City of Calimesa Community Development			
Geology and Soils						
MM-GS1-1	The removal of all topsoil, partially saturated alluvium, colluvium, and highly weathered older alluvium and San Timoteo Formation shall be required under all structural fill areas from an estimated range of 1 to 40 feet.	During grading	City of Calimesa Public Works			
MM-GS1-2	Unsuitable soils shall be excavated and compacted using conventional grading techniques.	During grading	City of Calimesa Public Works			
MM-GS1-3	Post-Tensioned slab/foundation systems shall be used for all structures to be constructed over areas of shallow groundwater and left-in-place alluvium.	During grading prior to construction	City of Calimesa Public Works			
MM-GS2-1	Proper grading in accordance with the State of California Special Publication 117 shall be required of all sloped terrain.	During grading	City of Calimesa Public Works			
MM-GS2-2	Conventional shallow foundations and slab-on-grade or post-tensioned slab/foundations shall be utilized for single-family residential structures.	Prior to issuance of building permits	City of Calimesa Public Works			
MM-GS2-3	Project mass grading and rough grading for individual development projects shall be done in conformance with a detailed Geotechnical and Soils Engineering Study.	During grading	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	The study shall be approved by the City Engineer prior to issuance of grading permits and shall address potential hazards associated with groundshaking, secondary seismic hazards, slope stability, and public safety. Such studies shall: ▪ Conform to code requirements, standards and guidelines of the City of Calimesa; ▪ Fully and accurately reflect site conditions and hazards; and ▪ Include all mitigation measures necessary for reducing risks posed by geologic hazards on the project site.					
MM-GS2-4	All site grading shall be accomplished under the supervision of certified engineering geologist.	During grading	City of Calimesa Public Works			
Hydrology and Water Quality						
MM-HW1-1	Construction and development of all phases shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Storm water Permit requirements to the satisfaction of the City of Calimesa. Applicable BMP provisions as developed through the specific plan drainage concept and City requirements shall be incorporated into the NPDES Permit.	Prior to issuance of grading permit	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-HW1-2	Individual projects within the specific plan area shall be reviewed by the City of Calimesa for the inclusion of appropriate structural and non-structural Best Management Practices (BMPs) to control storm water discharges and protect water quality. Structural controls may include, but are not limited to filtration, common area efficient irrigation, common area runoff-minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Non-structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch basin inspection, BMP maintenance; and street sweeping. The following are examples of BMPs that may be included within NPDES permit requirements for individual projects: ▪ Use of sand bags and temporary desilting basins during project grading and construction during the rainy season (October through April) to prevent discharge of sediment-laden runoff into storm water facilities.	Prior to issuance of grading permit	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	▪ Installation of landscaping as soon as practicable after completion of grading to reduce sediment transport during storms. Or application of approved soil binders on graded building pads if they are not built upon before the onset of the rainy season. ▪ Incorporation of structural BMPs (e.g., grease traps, debris screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the project design to provide detention and filtering of contaminants in urban runoff from the developed site prior to discharge to storm water facilities. The City shall review subsequent development projects within the specific plan area for the application of BMPs to reduce water pollution from urban runoff. The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies, and shall conform to City standards and any Drainage Area Management Plan under the NPDES program.					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Land Use and Planning						
	No mitigation required.					
Noise						
MM-N1-1	During all project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	During excavation and grading	City of Calimesa Community Development			
MM-N1-2	The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.	During construction	City of Calimesa Community Development			
MM-N1-3	The construction contractor shall limit all construction related activities that would result in high noise levels according to the construction hours to be determined by City staff.	During construction	City of Calimesa Community Development			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-N1-4	The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.	During construction	City of Calimesa Community Development			
Public Services						
MM-PS1-1	Developer impact fees shall be paid to contribute to the cost of new fire facilities, and equipment to offset the increase in fire services demand.	Prior to issuance of building permit	CDF			
MM-PS1-2	The City shall coordinate with the Fire District to evaluate potential new station sites within the area of the proposed project to provide adequate response times for emergency services.	Prior to site plan approval for development within the Town Center	CDF			
MM-PS1-4	Water lines within the project site shall be designed to meet the fire requirements.	Prior to site plan approval	CDF			
MM-PS1-5	Fire hydrants shall be designed and placement specified by the Fire District at the time water lines to the project area are built or as a condition of development project approval.	Prior to site plan approval	CDF			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-PS2	Police impact fees shall be paid to cover capital costs associated with the creation of additional facilities and improvements to service at the Summerwind at Oak Valley project site.	Prior to site plan approval	Riverside County Sheriff's Department			
MM-PS3-1	Developers/builders within the plan area shall work with Beaumont Unified School District (BUSD) to plan school service for the proposed development.	Prior to site plan approval	Beaumont Unified School District			
MM-PS3-2	Prior to issuance of building permits for each phase of development, project developers shall pay statutory developer fees to the BUSD and/or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.	Prior to issuance of building permits for each phase	Riverside County Sheriff's Department			
MM-PS5	Project developers shall contribute impact fees either toward expansion of existing library facilities or construction of new facilities. The proposed development agreement for the project shall include the specific details of the agreement between the City and the developer on satisfying the requirements of this mitigation measure.	Prior to issuance of building permits for each phase	Riverside County Library System			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Transportation and Traffic						
MM-T1-1	Traffic signals and left turn lane striping at the I-10 Freeway/Cherry Valley Interchange ramp intersections shall be installed.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-2	Traffic signals and left turn lane striping at the I-10 Freeway/Cherry Valley Interchange ramp intersections shall be installed.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-3	The extension of "J" Street (Cherry Valley Boulevard) shall be constructed from the I-10 Southbound Ramps to Roberts Road as an interim two-lane 32-foot pavement section.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-4	"J" Street shall be constructed from Roberts Road to the realigned Desert Lawn Drive ("G" Street) at its ultimate half-section width as an Urban Arterial roadway (134-foot ROW) adjacent to the project.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-5	"J" Street shall be constructed from the realigned Desert Lawn Drive ("G" Street) to the TAZ "G" south boundary at its ultimate full-section width as a Secondary roadway (88-foot ROW).	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-6	"J" Street shall be constructed from the TAZ "G" south boundary to Champions Drive as an interim two-lane 32-foot pavement section.	Prior to completion of Phase 1	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T1-7	Champions Drive shall be constructed from its terminus to "J" Street as an interim two-lane 32-foot pavement section.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-8	The realignment of Desert Lawn Drive shall be constructed from "J" Street to the TAZ "G" east boundary at its ultimate half-section width as a Secondary roadway (88-foot ROW) adjacent to the project.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-9	The realignment of Desert Lawn Drive shall be constructed from the TAZ "G" east boundary to its existing alignment adjacent to I-10 Freeway as an interim two-lane 32-foot pavement section.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-10	"G" Street shall be constructed from "J" Street to the TAZ "A" south boundary at its ultimate full-section width as a Secondary roadway (88-foot ROW).	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-11	Roberts Road shall be constructed from "J" Street to the TAZ "D" west boundary at its ultimate half-section width as an Arterial roadway (110-foot ROW) adjacent to the project.	Prior to completion of Phase 1	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T1-12	Roberts Road shall be constructed from the TAZ "D" west boundary to the TAZ "H" south boundary as an interim two-lane 32-foot pavement section.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T1-13	Roberts Road shall be constructed from the TAZ "H" south boundary to the existing Roberts Road/Woodhouse Road alignment as an interim two-lane 32' pavement section adjacent to the project.	Prior to completion of Phase 1	City of Calimesa Public Works			
MM-T2-1	The Developer shall participate in the installation of a traffic signal and turn lane improvements at the intersection of Calimesa Boulevard and Singleton Road.	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-2	A traffic signal and turn lane improvements shall be installed at the intersection of Roberts Road/Woodhouse Road and Singleton Road.	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-3	The extension of Singleton Road from Roberts Road/Woodhouse Road to the TAZ "T" west boundary shall be constructed as an interim two-lane 32-foot pavement section.	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-4	Singleton Road from the TAZ "T" west boundary to TAZ "N" Access Driveway shall be constructed at its ultimate half-section width as a Secondary roadway (88-foot ROW).	Prior to completion of Phase 2	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T2-5	"A" Street from Singleton Road to the TAZ "O" north boundary shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-6	"A" Street from the TAZ "O" north boundary to "B" Street shall be constructed at its ultimate half-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-7	"B" Street from the TAZ "M" north boundary to "A" Street shall be constructed at its ultimate half-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-8	"B" Street from "A" Street to the TAZ "M" west boundary shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-9	"B" Street east of the TAZ "M" west boundary along the TAZ "N" north boundary shall be constructed at its ultimate half-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 2	City of Calimesa Public Works			
MM-T2-10	The Developer shall participate in the I-10 Freeway/Cherry Valley Interchange improvement project.	Prior to completion of Phase 2 Residential and Town Center	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T2-11	The Developer shall participate in the installation of a traffic signal and turn lane improvements at the intersection of Calimesa Boulevard and Singleton Road.	Prior to completion of Phase 2 Town Center	City of Calimesa Public Works			
MM-T2-12	Turn lane improvements shall be provided at the intersection of Roberts Road and "J" Street (Cherry Valley Boulevard).	Prior to completion of Phase 2 Town Center	City of Calimesa Public Works			
MM-T2-13	"J" Street shall be widened from the I-10 Southbound ramps to Roberts Road at its ultimate half-section width as an Urban Arterial roadway (134-foot ROW).	Prior to completion of Phase 2 Town Center	City of Calimesa Public Works			
MM-T2-14	Roberts Road from "J" Street to the TAZ "D" west boundary shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 2 Town Center	City of Calimesa Public Works			
MM-T2-15	Roberts Road shall be widened from the TAZ "D" west boundary to the TAZ "C" north boundary at its ultimate half-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 2 Town Center	City of Calimesa Public Works			
MM-T2-16	Singleton Road from Roberts Road to the TAZ "T" shall be constructed at its ultimate half-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 2 Town Center	City of Calimesa Public Works			
MM-T3-1	The Developer shall participate in the I-10 Freeway/Singleton Interchange improvement project.	Prior to completion of Phase 3	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T3-2	The Developer shall participate in providing turn lane improvements at the I-10 Freeway/Cherry Valley Interchange.	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-3	Traffic signals and turn lane improvements shall be installed at the following intersections: ▪ "C" Street at Singleton Road ▪ "A" Street at Singleton Road	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-4	Roberts Road from the TAZ "B" south boundary to the TAZ "C" north boundary shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-5	Roberts Road shall be widened from the TAZ "C" north boundary to the TAZ "B" north boundary at its ultimate half-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-6	Singleton Road from its Phase 2 terminus (See Exhibit 1-D) to "C" Street shall be constructed at its ultimate half-section width as a Secondary roadway (88-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-7	Singleton Road from "C" Street to San Timoteo Canyon Road shall be constructed as an interim two-lane 32-foot pavement section.	Prior to completion of Phase 3	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T3-8	"C" Street from Singleton Road to the TAZ "I" north boundary shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-9	"C" Street from the TAZ "I" north boundary to "B" Street shall be constructed at its ultimate half-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-10	"C" Street from "B" Street to Roberts Road shall be constructed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-11	Roberts Road from "C" Street to the TAZ "S" north boundary shall be constructed at its ultimate half-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-12	Complete "B" Street from "C" Street to the TAZ "I" east boundary at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-13	"B" Street from "A" Street to "C" Street shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			
MM-T3-14	"A" Street from "B" Street to the TAZ "V" south boundary shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	Prior to completion of Phase 3	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T3-15	The Developer shall participate in the I-10 Freeway/Singleton Interchange improvement project.	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-16	The Developer shall participate in providing turn lane improvements at the I-10 Freeway/Cherry Valley Interchange.	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-17	Traffic signals and turn lane improvements shall be installed at the following intersections: ▪ "F" Street at Singleton Road ▪ Roberts Road at Singleton Road ▪ Roberts Road at Singleton Road	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-18	Turn lane improvements shall be provided at the following intersections: ▪ Roberts Road at "J" Street (Cherry Valley Boulevard) ▪ Realigned Desert Lawn Drive ("G" Street) at "J" Street (Cherry Valley Boulevard)	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-19	Turn lane improvements shall be provided at the following intersections: ▪ Roberts Road at "J" Street (Cherry Valley Boulevard) ▪ Realigned Desert Lawn Drive ("G" Street) at "J" Street (Cherry Valley Boulevard)	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T3-20	The realigned Desert Lawn Drive from "J" Street to the TAZ "F" east boundary shall be completed at its ultimate full-section width as a Secondary roadway (88-foot ROW).	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-21	Roberts Road shall be widened from the TAZ "U" south boundary to "F" Street at its ultimate half-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-22	Singleton Road shall be widened from the I-10 Southbound Ramps to Roberts Road at its ultimate half-section width as an Urban Arterial roadway (134-foot ROW).	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-23	Roberts Road from Singleton Road to the TAZ "S" north boundary shall be constructed at its ultimate full-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-24	Singleton Road from "F" Street to the TAZ "P" west boundary shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-25	"F" Street from Roberts Road to Singleton Road shall be constructed at its ultimate half-section width as a Major roadway (100-foot ROW).	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			
MM-T3-26	The realignment of Roberts Road south of Singleton Road shall be constructed as an interim 32-foot pavement section.	Prior to completion of Phase 3 Town Center	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T4-1	The Developer shall participate in the northerly extension of Roberts Road from the northerly Summerwind Ranch project boundary to "D" Street (southerly Fiesta Property boundary) on a fair share basis.	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			
MM-T4-2	The Developer shall participate in providing turn lane improvements at the following locations: ▪ I-10 Freeway/Cherry Valley Interchange ▪ I-10 Freeway/Singleton Interchange	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			
MM-T4-3	The Developer shall participate in providing turn lane improvements at the following locations: ▪ I-10 Freeway/Cherry Valley Interchange ▪ I-10 Freeway/Singleton Interchange	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			
MM-T4-4	Turn lane improvements shall be provided at the following intersections: ▪ Singleton Road at San Timoteo Canyon Road ▪ Realigned Desert Lawn Drive ("G" Street) at "J" Street (Cherry Valley Boulevard)	2030 or prior to the last certificate of occupancy in the project, whichever is sooner				
MM-T4-5	Singleton Road from the TAZ "P" west boundary to "A" Street shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T4-6	Singleton Road from "A" Street to San Timoteo Canyon Road shall be completed at its ultimate full-section width as a Secondary roadway (88-foot ROW).	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			
MM-T4-7	Singleton Road from "A" Street to San Timoteo Canyon Road shall be completed at its ultimate full-section width as a Secondary roadway (88-foot ROW).	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			
MM-T4-8	"C" Street from the TAZ "I" north boundary to "B" Street shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			
MM-T4-9	"C" Street from the TAZ "I" north boundary to "B" Street shall be completed at its ultimate full-section width as a Divided Collector roadway (78-foot ROW).	2030 or prior to the last certificate of occupancy, whichever is sooner	City of Calimesa Public Works			
MM-T4-10	The Developer shall participate in the completion of San Timoteo Canyon Road from the TAZ "6b" north boundary to Singleton Road at its ultimate full-section width as a Secondary Frontage roadway (76-foot ROW).	2030 or prior to the last certificate of occupancy in the project, whichever is sooner	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T4-11	The Developer shall participate in the northerly extension of Roberts Road from the northerly Summerwind Ranch project boundary to "D" Street (southerly Fiesta Property boundary) on a fair share basis.	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			
MM-T4-12	The Developer shall participate in providing turn lane improvements at the following locations: ▪ I-10 Freeway/Cherry Valley Interchange ▪ I-10 Freeway/Singleton Interchange	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			
MM-T4-13	A traffic signal and turn lane improvements shall be installed at the intersection of Roberts Road and "F" Street.	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			
MM-T4-14	Turn lane improvements shall be provided at the following intersections: ▪ "F" Street at Singleton Road ▪ Woodhouse Road at Singleton Road	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			
MM-T4-15	Singleton Road from the I-10 Southbound Ramps to Roberts Road shall be completed at its ultimate full-section width as an Urban Arterial roadway (134-foot ROW).	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T4-16	Singleton Road from Roberts Road to "F" Street shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			
MM-T4-17	Roberts Road from Singleton Road to the TAZ "R" south boundary shall be completed at its ultimate full-section width as an Arterial roadway (110-foot ROW).	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			
MM-T4-18	"F" Street from Singleton Road to Roberts Road shall be completed at its ultimate full-section width as a Major roadway (100-foot ROW).	2030 or prior to the last site plan approval in the Town Center, whichever is sooner.	City of Calimesa Public Works			
MM-T5-1	"J" Street shall be increased between Roberts Road and "G" Street, from the Enhanced Secondary (104-foot ROW) designation in the Oak Valley Specific Plan to the recommended Urban Arterial roadway (134-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			
MM-T5-2	San Timoteo Canyon Road shall be decreased west of Singleton Road, from the Arterial (114-foot ROW) designation in the Oak Valley Specific Plan to the recommended Divided Collector roadway (78-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T5-3	San Timoteo Canyon Road shall be decreased between Singleton Road and "J" Street, from the Major Frontage roadway (90-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary Frontage roadway (76-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			
MM-T5-4	Singleton Road shall be decreased between San Timoteo Canyon Road and "A" Street, from the Arterial roadway (114-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary roadway (88-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			
MM-T5-5	"G" Street shall be decreased between San Timoteo Canyon Road and the TAZ "7b" north boundary, from the Secondary roadway (88-foot ROW) designation in the Oak Valley Specific Plan to the recommended Divided Collector roadway (78-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			
MM-T5-6	"F" Street shall be decreased between Singleton Road and Roberts Road, from the Arterial roadway (114-foot ROW) designation in the Oak Valley Specific Plan to the recommended Major roadway (100-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T5-7	Roberts Road shall be decreased between Singleton Road and "J" Street, from the Urban Arterial roadway (134-foot ROW) designation in the Oak Valley Specific Plan to the recommended Arterial roadway (110-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			
MM-T5-8	"J" Street shall be decreased between "G" Street and Champions Drive, from the Enhanced Secondary roadway (104-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary roadway (88-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			
MM-T5-9	The realigned Desert Lawn Drive shall be decreased between "J" Street and the I-10 Freeway, from the Enhanced Secondary roadway (104-foot ROW) designation in the Oak Valley Specific Plan to the recommended Secondary roadway (88-foot ROW).	Prior to General Plan build-out	City of Calimesa Public Works			
MM-T6-1	Cumulative impacts from traffic growth can be mitigated by implementing the traffic improvements designated herein on a fair-share basis.	At each phase	City of Calimesa Public Works			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-T6-2	A traffic study shall be prepared at the initiation of each new phase of the Summerwind Ranch Specific Plan, or other frequency specified by the City Engineer, as a means of monitoring traffic conditions in the study area. The study will be used to determine the effectiveness of constructed improvements, the nature of traffic growth, and whether phased improvements are sufficient. Recommendations for timing of proposed mitigation measures or new measures will be made.	At the initiation of each new phase of the project	City of Calimesa Public Works			
Utilities and Service Systems						
MM-UT1-1	The applicant shall be responsible for payment of all wastewater related development impact fees and related charges, as determined by the water supply assessment at the time a building permit is issued for this project. Said fees include, but are not limited to, sewer treatment expansion fees and necessary permit fees.	Prior to issuance of building permits for each phase	City of Calimesa Public Works/Yucaipa Valley Water District			
MM-UT1-2	Wastewater service will be denied if any of the terms and conditions is not satisfied.	On-going requirement for each phase	City of Calimesa Public Works/Yucaipa Valley Water District			
MM-UT1-3	The Applicant shall be responsible for complying with the Regional Water Quality Control Board (RWQCB) 2004 Basin Plan and Maximum Benefit demonstration as adopted by the Regional Board.	On-going requirement for each phase	City of Calimesa Public Works/Yucaipa Valley Water District			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-UT1-4	This project will be required to construct and/or participate in the Oak Valley Regional Water Reclamation Facility. This facility is a wastewater treatment plant that will utilize a membrane bioreactor and denitrification facilities to both comply with the RWQCB 2004 Basin Plan and provide a high quality recycled water source for a significant portion of the irrigation uses within the development.	In accordance with Water Service Agreement with YVWD	City of Calimesa Public Works/Yucaipa Valley Water District			
MM-UT2-1	Adequate source water is available for domestic water supplies and recycled water supplies for both potable use and fire protection. The applicant shall be responsible for the construction or supplemental production, transmission and storage facilities to serve the project in accordance with the water supply assessment. These facilities include, but are not limited to, the construction and/or participation in the construction of reservoirs in Pressure Zones 10, 11 and 12.	Prior to each site plan approval	City of Calimesa Public Works/Yucaipa Valley Water District			
MM-UT2-2	The applicant shall be responsible for all costs associated with the preparation, recommendations and decisions resulting from the completion of a water supply assessment, if required for this project.	Prior to site plan approval	City of Calimesa Public Works/Yucaipa Valley Water District			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM-UT2-3	The applicant shall be responsible for the water related development impact fees and water related charges in effect at the time building permit is issued for this project.	Prior to issuance of building permits	City of Calimesa Public Works/Yucaipa Valley Water District			
MM-UT2-4	The District reserves the right to deny water service to the project if any of the District's required conditions is not satisfied.	Prior to site plan approval	City of Calimesa Public Works/Yucaipa Valley Water District			
MM-UT3	An NPDES permit from the RWQCB will be required prior to the commencement of construction and post-development activities.	NPDES prior to construction Stormwater Management Plan post development	City of Calimesa Public Works			