

Initial Study Checklist

Residential Infill Priority Area Overlay Zone (RIPAOZ) Project

Lead Agency



City of Calimesa
908 Park Avenue
Calimesa, CA 92320
Contact: Kelly Lucia, Planning Manager
(909) 795-9801 ext. 229
klucia@cityofcalimesa.net

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1.0 INTRODUCTION

1.1 Purpose of an Initial Study Checklist

This document in its entirety is an Initial Study Checklist prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

The California Environmental Quality Act (CEQA) requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform the City of Calimesa decision makers, representatives of other affected/responsible agencies, and other interested parties of the potential environmental effects that may be associated with implementation of the proposed Project.

The purpose of an Initial Study Checklist is to provide a preliminary analysis of a proposed action to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for a project. An Initial Study Checklist also enables an applicant or the City of Calimesa to modify a project, mitigating adverse impacts in lieu of preparing an Environmental Impact Report, thereby potentially enabling the project to qualify for a Negative Declaration or a Mitigated Negative Declaration.

The Initial Study Checklist provides a factual basis for a Negative Declaration, Mitigated Negative Declaration, or serves to focus an Environmental Impact Report on the significant effects of a project.

1.2 Notice of Preparation and Public Review

In the case of the proposed Residential Infill Priority Area Overlay Zone (RIPAOZ) Project, the Initial Study Checklist determined that an Environmental Impact Report (EIR) is the appropriate form of CEQA compliance document, which requires a Notice of Preparation. The purpose of the Notice of Preparation is to notify the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082 that a EIR will be prepared. Additionally, the Notice of Preparation's purpose is to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public. The Notice of Preparation (NOP) and this Initial Study Checklist will be circulated and distributed for public review for thirty (30) days.

The NOP will also be noticed to the general public in the *Yucaipa-Calimesa News Mirror* which is a primary newspaper of circulation in the areas affected by the Project. Further, the NOP will identify the location(s) where the Initial Study and its associated supporting documents are available for public review. During the 30-day public review period, comments on the adequacy of the Initial Study Checklist document may be submitted to the City of Calimesa Planning Department.

1.5 Initial Study Checklist Findings and Conclusions

Section 3.0 of this document contains the Initial Study Checklist that was prepared for the proposed Project pursuant to CEQA and City of Calimesa requirements. The Initial Study Checklist analyzed whether implementation of the proposed Project would result in **potentially significant, less than significant with mitigation, less than significant** or **no impacts** to the environment under the following issue areas:

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

In the case of the proposed Project, the Initial Study Checklist determined that an Environmental Impact Report (EIR) is the appropriate form of CEQA compliance document, which requires a Notice of Preparation. Since the analysis in the Initial Study Checklist demonstrates that the Project would not result in significant impacts for some environmental categories, the City proposes to eliminate the following topics from further evaluation in the EIR: Agricultural and Forest Resources, Geology and Soils, Hazards and Hazardous Materials, Mineral Resources, Recreation, and Wildfire.

2.0 ENVIRONMENTAL CHECKLIST FORM

2.1 Project Title

Residential Infill Priority Area Overlay Zone Overlay (RIPAOZ) Project

2.2 Lead Agency Name and Address

City of Calimesa
908 Park Avenue
Calimesa, CA 92320

2.3 Contact Person Address, Phone Number, and Email

Kelly Lucia, Planning Manager
City of Calimesa
908 Park Avenue
Calimesa, CA 92320
(909) 795-9801 ext. 229
Email: klucia@CityofCalimesa.net

2.4 Project Location

The City of Calimesa covers approximately 23.2 square miles and is bordered by unincorporated portions of Riverside County to the east and west, the City of Beaumont to the south, and the Cities of Yucaipa and Redlands the north. Refer to **Figure 1 – Vicinity Map**. The RIPAOZ Project represents 36 parcels within the City. The proposed Project includes 36 parcels located east and west of Interstate-10 (I-10) throughout the City as reflected in Figure 3.0-2, Project Site. These properties are classified under five geographic areas. Specifically the RIPAOZ consists of:

1. Seven (7) parcels located west of I-10 (south of Avenue L)
2. Sixteen (16) parcels east of I-10 (south of Avenue L between 5th Street and 2nd Street)
3. Ten (10) parcels east of I-10 (south of Avenue L between 2nd Street and Bryant Street);
4. Two (2) parcels east I-10 (north of Avenue L between Bryant Street and Douglas Street); and
5. One (1) parcel along Buena Mesa Drive (south of the former Calimesa Country Club).

As depicted in **Figure 3 – USGS Topographical Map**, the site is located within the U.S. Geological Survey (USGS) 7.5-El Casco quadrangle; Township 2 South Range 2 West Sections 13, 14 and 24; and Township 2 South Range 1 West Section 30 of the San Bernardino Base and Meridian (SBBM).

2.5 Project Sponsor's Name and Address

City of Calimesa
908 Park Avenue
Calimesa, CA 92320

2.6 Existing General Plan and Zoning Designation

Development activities that occur in the City of Calimesa are regulated by the City of Calimesa General Plan, adopted August 4, 2014, and the Zoning Code, referenced as Title 18 of the City of Calimesa Municipal Code. The General Plan is divided into a number of districts that

provide additional guidance for development and more specific land use designations under each category. Each property has a land use designation.

The City of Calimesa utilizes a “one-map” system with a single General Plan Land Use and Zoning Map system. **Figure 4 – Existing General Plan Land Use and Zoning Designations**, identifies all properties included within the proposed RIPAOZ and their respective existing general plan land use and zoning designations. None of the properties are located within the Hillside Overlay or the Earthquake Overlay. All but one parcel are designation for residential uses: Residential Rural (RR), Residential Low (RL), and Residential Low Medium (RLM); with density levels ranging from 0.2 to 2 dwelling units per acre (du/ac); 2 to 4 du/ac; and 4 to 7 du/ac, respectively. The RR designation 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. No more than two single-family dwellings per gross acre are permitted and the minimum lot size for this zone is 20,000 square feet. Under the RL designation, no more than four dwellings per gross acre are permitted with minimum lot size of 7,200 square feet. Under the RLM designation, no more than seven dwellings per gross acre are permitted with minimum lot size of 6,000 square feet. **Table A – Existing Allowable Uses** identifies the uses are currently permitted (P), conditionally permitted (C), or prohibited (X).

Table A – Existing Allowable Uses

Use	RR	RL	RLM
Residential Uses			
Accessory Dwelling Unit ¹	P	P	P
Bed and Breakfast Inn ²	C	C	C
Community Care Facility (6 or fewer people)	P	P	P
Day Care Facility (6 or fewer children)	P	P	P
Day Care Facility (7 or more children) ³	P	P	P
Guest House ⁴	P	P	P
Manufactured House	P	P	P
Single Family Detached ⁵	P	P	P
Equestrian Uses			
Riding academy	C	X	X
Rodeo arena	C	X	X
Stables, private	P	X	X
Stables, commercial	C	X	X
Agricultural Uses	C	X	X
Commercial Uses			
Hair Stylist ⁶	P	P	X

Table A – Existing Allowable Uses

Use	RR	RL	RLM
Feed and grain sales	C	X	X
Fruit and vegetable processing	C	X	X
Nursery and incidental garden supply	C	X	X
Produce market	C	X	X
Display and sale of agricultural products ⁷	C	X	X
Public/Quasi-Public Uses			
Cemeteries, columbariums, mausoleums (including pet cemeteries)	C	X	X
Churches	C	C	C
Educational Facility (25 or fewer students with adequate off-street parking)	P	P	P
Educational Facility (26 or more students)	C	C	C
Fire/Police Stations	C	C	C
Public Libraries/Museums	C	C	C
Public Utility and Substations	C	C	C
Recreational Uses			
Golf courses and customary appurtenant facilities, including clubhouses, restaurants and retail shops, except driving ranges and miniature golf courses	C	X	X
Parks	P	P	P
Accessory Uses			
Antenna/Satellite Dish	P	P	P
Garage	P	P	P
Other Accessory Uses and Structures on same site as permitted use	P	P	P
Other Accessory Uses and Structures on same site as a use subject to conditional use permit	C	C	C
Home Occupations	Subject to provisions of CMC 18.15.090.		
Temporary Uses	Subject to provisions of CMC 18.15.130		
Other Uses			
Community Gardens	P	P	P

Table A – Existing Allowable Uses

Use	RR	RL	RLM
Farm projects (Future Farmers, 4-H or similar projects) ⁸	P	X	X
Kennels	C	X	X
Menageries, animal hospitals and shelters	C	X	X
Other Uses Similar to and No More Objectionable Than the Uses Identified Above	Subject to provisions of CMC 18.15.180		
<p>Source: Calimesa Municipal Code Chapter 18.20</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Subject to provisions of CMC 18.20.050(L) 2. Subject to provisions of CMC 18.20.050(C) 3. Subject to provisions of CMC 18.20.050(D) 4. Subject to provisions of CMC 18.20.050(F) 5. In all cases, supportive housing and transitional housing are and shall be treated as residential uses, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone 6. Subject to provisions of CMC 18.20.050(G) 7. A permanent stand for the display and sale of the agricultural products of any permitted use that is produced on the premises where such stand is located or upon contiguous land owned or leased by the owner or occupant of the premises. 8. Provided the total number of animals shall not exceed the total number of animals allowed under CMC 18.20. 			

One parcel is a split designation: RLM and Community Commercial (CC). Allowable uses for RR, RL, and RLM are as reflected in **Table A** above. CC allowable uses are identified in CMC Chapter 18.25.030.

Senate Bill 2 (SB 2)

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. The package included the Building Homes and Jobs Act (SB 2), which established a funding source to increase the supply of affordable homes in California by collecting a \$75 recording fee on real estate documents. These funds were made available to all local governments in California to help prepare, adopt, and implement plans that streamline housing approvals and accelerate housing production.

Accessory Units

California Planning and Zoning Law provides for the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. In recent years, a number of bills were passed to address barriers to development of ADUs and JADUs. ADUs are separate dwelling areas that are on the same land as a detached house often referred to as granny flats, in-law units, or backyard cottages. JADU’s a unit are units typically defined as no more than 500 square feet in size contained

entirely within a single-family residence that may share central systems, contain a basic kitchen utilizing small plug-in appliances, and may share a bathroom with the primary dwelling. JADUs present no additional stress on utility services or infrastructure because they simply repurpose existing space within the residence and do not expand the dwellings planned occupancy.¹

Effective January 1, 2021, State ADU and JADU was updated to clarify and improve various provisions in order to promote the development of ADUs and JADUs. These include allowing ADUs and JADUs to be built concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multifamily uses, modifying fees from utilities such as special districts and water corporations, limited exemptions or reductions in impact fees, and reduced parking requirements.

Sente Bill 9 (2021)

Additionally, on September 16, 2021, Senate Bill (SB) 9 was signed into law allowing for the ministerial approval of certain housing development projects containing up to two dwelling units (i.e., duplexes) on a single-family zoned parcels. SB 9 is designed to increase the housing stock in single-family residential zones, as it allows not only two dwelling units per parcel, but also certain lot splits with two housing units on each. SB 9 builds upon prior state legislation that has proven successful in expediting the permitting and construction of ADUs and JADUs. SB 9 offers an alternative path for homeowners to add up to three more dwelling units on their property with minimal regulatory hurdles.

Qualifying Projects

SB 9 allows housing development projects containing no more than two dwelling units on a single-family zoned parcel to be permitted on a ministerial basis, upon satisfaction of a number of qualifying criteria that include the following:

- The project site is in a city or urbanized portion of an unincorporated county.
- The project site is not: 1) within a Coastal Zone, 2) prime farmland, or farmland of statewide importance, 3) wetlands, 4) within a very high fire severity zone, 5) a hazardous waste or hazardous list site, 6) within a delineated earthquake fault zone, 7) within a 100-year flood zone, 8) within a floodway, 9) identified for conservation in an adopted natural community conservation plan, 10) habitat for protected species, or 11) lands under conservation easement.
- The project site also cannot require demolition or alteration of any housing if 1) housing is restricted affordable housing, 2) subject to rent control, or 3) contains tenant occupied housing in the last three years.
- The project site cannot be withdrawn from the rental market (i.e., under the Ellis Act) within the past 15 years.
- The project does not propose demolition of more than 25 percent of the existing exterior walls unless either: 1) the local ordinance allows more demolition, or 2) the site has not been occupied by a tenant in the past three years.
- The project site is not within a historic district or property included on the California Historical Resources Inventory or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

1. California Department of Housing and Community Development, available at <https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml>, accessed November 1, 2021

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- A local agency may impose objective zoning, subdivision, and design review standards, providing such objective standards do not preclude the construction of either of the two units being less than 800 square feet in floor area.
- No setbacks are required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. In other circumstances, the local agency may require four-foot side and rear yard setbacks.
- Parking of no more than one space per dwelling unit is allowed, except no parking required for projects a) within a half-mile walking distance of a high-quality transit corridor or a major transit stop or b) within one block of car share.
- A local agency may deny such a housing development project if there is a written finding that the project would create a specific adverse impact upon public health and safety or the physical environment that there is no way to mitigate.
- The rental of any unit created must be for a term longer than 30 days.
- The California Coastal Act still applies, except that no public hearing is required for Coastal Development Permits for housing developments pursuant to this legislation.
- A local agency may not be required to permit an ADU or JADU in addition to the second unit if there is a lot split (described below).
- A local agency may not reject housing solely on the basis that a project proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

If these criteria are satisfied, the local agency must approve the project ministerially (i.e., without discretionary review or hearings). Projects approved ministerially are not subject to the California Environmental Quality Act (CEQA).

Lot Splits

In addition to permitting two units on a single family lot, SB9 allows qualifying lot splits to be approved ministerially pursuant to a parcel map, upon meeting a number of criteria, including many of the same criteria for the two units described above. Additional criteria include the following:

- Each parcel must be at least 40 percent of the original parcel's size.
- Each parcel must be at least 1,200 square feet in lot size unless the local agency permits smaller lot size per ordinance.
- There cannot be a sequential lot split on the same parcel, nor can there be a lot split if the owner of the parcel being subdivided (or someone working in concert with that owner) has subdivided an adjacent parcel pursuant to this lot split legislation.
- No right-of-way dedication or off-site improvement may be required.
- The parcel must be limited to residential use.
- An affidavit that the applicant intends to use one of the housing units as a principal residence for at least three years from the date of approval is required.
- The local agency shall not require a condition that requires correction of nonconforming zoning conditions.
- For each parcel created through this legislation, a local agency is not required to permit more than two dwelling units on a parcel.

A local agency may require, as conditions of approval, easements for public services and facilities and access to the public right-of-way. In addition to the increase in density in single-family zones and lot splits in single-family zones, SB 9 increases the extension of a map life

from 12 months to 24 months and allows four years of extensions in lieu of three years for subdivision maps with off-site improvements above qualifying costs.²

2.7 Surrounding Land Uses and Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Intent/Notice of Availability is published, or at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]).

The Project site includes 36 properties within the City. Most of the properties are south of Avenue L. Two properties are located north of Avenue L. Two additional properties are located further south of Avenue L. One property is located near the vicinity of the former Calimesa Country Club as depicted in **Figure 2**. The properties are generally flat topographically. The Project site’s elevation is between approximately 2,350 feet and 2,600 above mean sea level. A mix of developed and undeveloped lands (i.e., vacant lots) to the north, south, east, and west surrounds the subject properties. Existing surrounding land uses along the Project site consist of commercial (storage facility), single family residential units, school (Mesa View Middle School), mobile homes, and approved residential entitlements. Existing and proposed Project characteristics for these 36 assessor parcels numbers (APNs) are identified in **Table B – Existing and Proposed Project Characteristics**, below.

The Project parcels are all located within the western Riverside Multiple Species Habitat Conservation Plan (MSHCP), of which the City of Calimesa is a Permittee. One property (Parcel 413-320-003 near Buena Mesa Drive) is located entirely within Criteria Cell 410, and the southernmost portion of three properties (Parcels 411-200-022, 411-200-007, and 411-200-008 west of the I-10 freeway) are located in Criteria Cell 323, which are areas that may potentially contain sensitive habitat and wildlife necessary for the MSHCP conservation.

2. California Legislative Information, Senate Bill 9, available at https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9, accessed November 1, 2021.

Table B – Existing and Proposed Project Characteristics

No.	Assessor Parcel Number	EXISTING					PROPOSED				
		Acres	Land Usage ¹	General Plan Land Use/ Zoning Designation ²	Maximum Allowable Units ³	Surrounding Land Uses	General Plan Land Use/ Zoning Designation	RIPAOZ ⁴ Area	Maximum Density (DU/AC) ⁵	Maximum Allowable Units ³	
West of Interstate 10 (south of Avenue L)											
1.	411-200-001	3.55	Mobile Home Park	RLM	25	Mesa View Middle School Residential (RL; RLM) Commercial (Storage Facility)	RIPAOZ	Area 2	35	124	
2.	411-200-002	0.5	SFR (Possible ADU)	RLM	4		RIPAOZ	Area 2	35	18	
3.	411-200-003	0.75	Vacant	RLM	5		RIPAOZ	Area 2	35	26	
4.	411-200-004	1.31	SFR	RLM	9		RIPAOZ	Area 2	35	46	
5.	411-200-007	10.68	SFR	RLM	75		RIPAOZ	Area 2	35	374	
6.	411-200-008	9.08	Vacant	RLM CC	18 ⁶		RIPAOZ	Area 2	35	318	
7.	411-200-022	4.15	Vacant	RLM	29		RIPAOZ	Area 2	35	145	
East of Interstate 10 (south of Avenue L between 5th Street and 2nd Street)											
8.	410-080-003	0.9	SFR (various out structures)	RL	4	Residential (RL; RLM) Approved Residential Entitlements	RIPAOZ	Area 1	15	14	
9.	410-080-005	0.43	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	6	
10.	410-080-006	4.35	Vacant	RL	17		RIPAOZ	Area 1	15	65	
11.	410-080-007	0.32	SFR	RL	1		RIPAOZ	Area 1	15	5	
12.	410-080-009	0.78	SFR	RL	3		RIPAOZ	Area 1	15	12	
13.	410-080-013	0.96	SFR	RL	4		RIPAOZ	Area 1	15	14	
14.	410-080-014	0.95	SFR (various out structures)	RL	4		RIPAOZ	Area 1	15	14	
15.	410-080-019	0.52	Vacant	RL	2		RIPAOZ	Area 1	15	8	
16.	410-080-045	1.19	SFR (possible ADU)	RL	5		RIPAOZ	Area 1	15	18	
17.	410-080-050	2.74	Church	RL	11		RIPAOZ	Area 1	15	41	
18.	410-092-012	1.53	Vacant	RL	6		RIPAOZ	Area 1	15	23	
19.	410-181-011	0.22	Vacant	RL	1		RIPAOZ	Area 1	15	3	

Table B – Existing and Proposed Project Characteristics

No.	Assessor Parcel Number	EXISTING					PROPOSED				
		Acres	Land Usage ¹	General Plan Land Use/ Zoning Designation ²	Maximum Allowable Units ³	Surrounding Land Uses	General Plan Land Use/ Zoning Designation	RIPAOZ ⁴ Area	Maximum Density (DU/AC) ⁵	Maximum Allowable Units ³	
20.	410-181-012	0.23	Vacant	RL	1		RIPAOZ	Area 1	15	3	
21.	410-181-013	0.23	Vacant	RL	1		RIPAOZ	Area 1	15	3	
22.	411-171-018	2.88	Vacant	RLM	20		RIPAOZ	Area 2	35	101	
23.	411-171-041	5.25	Vacant	RLM	37		RIPAOZ	Area 2	35	184	
East of Interstate 10 (south of Avenue L between 2nd Street and Bryant Street)											
24.	410-162-012	1.9	SFR	RL	8	Residential (RR; RL)	RIPAOZ	Area 1	15	29	
25.	410-162-013	2.91	Vacant	RL	12		RIPAOZ	Area 1	15	44	
26.	410-162-014	0.27	SFR	RL	1		RIPAOZ	Area 1	15	4	
27.	410-170-007	5.76	SFR	RL	23		RIPAOZ	Area 1	15	86	
28.	410-170-009	0.43	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	6	
29.	410-170-010	0.43	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	6	
30.	410-170-011	0.34	SFR (various out structures)	RL	1		RIPAOZ	Area 1	15	5	
31.	410-170-012	0.51	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	8	
32.	410-170-013	0.54	SFR (various out structures)	RL	2		RIPAOZ	Area 1	15	8	
33.	410-170-025	5.59	Vacant	RL	22		RIPAOZ	Area 1	15	84	
East of Interstate 10(north of Avenue L, between Bryant Street and Douglas Street)											
34.	409-100-009	1.19	Vacant	RR	2	Residential (RR; RL)	RIPAOZ	Area 1	15	18	
35.	409-100-011	9.63	Vacant	RR	19		RIPAOZ	Area 1	15	144	
Along Buena Mesa Drive (south of former Calimesa Country Club)											
36.	413-320-003	4.26	Vacant	RL	17	Residential (RL) Calimesa Country Club (Former)	RIPAOZ	Area 2	35	149	
TOTALS		87.26			397					2,156	
Notes:											
1. ADU = Accessory Dwelling Unit SFR = Single Family Residential											
2. Source: City of Calimesa General Plan Land Use Map (City utilizes a “one-map” system with a single Land Use/Zoning Designation Map)											

Table B – Existing and Proposed Project Characteristics

No.	Assessor Parcel Number	EXISTING					PROPOSED			
		Acres	Land Usage ¹	General Plan Land Use/ Zoning Designation ²	Maximum Allowable Units ³	Surrounding Land Uses	General Plan Land Use/ Zoning Designation	RIPAOZ ⁴ Area	Maximum Density (DU/AC) ⁵	Maximum Allowable Units ³
<p>CC = Community Commercial RL = Residential Low (2-4 Dwelling Units per Acre) RLM = Residential Low/Medium (4 - 7 Dwelling Units per Acre) RR = Rural Residential (0.2-2 Dwelling Units per Acre)</p> <p>3. Acres x Maximum Dwelling Units Per Acre = Maximum Allowable Dwelling Units. Example: 3.55 x 7 (Maximum Density under RLM Designation) = 25 Maximum Allowable Units</p> <p>4. RIPAOZ = Residential Infill Priority Area Overlay Zone</p> <p>5. DU/AC = Dwelling Units per Acre</p> <p>6. Property has a split designation. Under the existing condition, 2.57 acres are designated RLM and 6.51 acres are designated CC. To determine the Maximum Allowable Units under Existing Designation, 2.57 acres was utilized to determine units. Under the RIPAOZ condition, the entire parcel acreage of 9.08 was utilized since the new overlay designation would apply to the entire parcel.</p>										

2.8 Project Description

The City of Calimesa is proposing a “Residential Infill Priority Area Overlay Zone” (RIPAOZ) on 36 properties (proposed Project). The City was awarded a grant by the State of California Department of Housing and Community Development (“HCD”) SB 2 program to prepare the RIPAOZ Project in order to up-zone certain residential properties identified by the City to allow for higher density development including duplexes, townhomes, condos, and a limited amount of apartments by-right. The City was further awarded a supplementary grant by HCD Local Early Action Grants program, also referred to as the “LEAP” program, to assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment.

The intent of the proposed RIPAOZ Project is to comply with newly the adopted State residential laws requiring jurisdictions to increase the amount of housing opportunities available and to provide ways to meet their fair share of affordable housing units. To meet these requirements, the City of Calimesa has reviewed underutilized properties within City limits for their potential to increase density opportunities and is preparing a series of planning documents to allow up-zoning on these properties. The properties included within the proposed Project are vacant and undeveloped; or developed and zoned for residential usage, with exception of one property that has a split designation of residential and commercial. The 36 properties included in the proposed Project are provided in **Table B** and reflected in **Figure 2**, above.

The RIPAOZ identifies areas where residential infill development is encouraged; permits a flexible approach to providing affordable housing; aims to increase the variety of housing options in existing residential neighborhoods; fosters well-planned, compact developments keeping with the character of the existing neighborhood, promotes efficiency in the utilization of existing infrastructure and services, facilitates integrated physical design, promotes a high level of design quality, facilitates development proposals responsive to current and future market conditions, and provides safe vehicular circulation patterns for residents and safety/service providers.

No development is planned as part of the Project. The City will consider the following discretionary actions for approval:

- Zone Change 21-01 to amend City Municipal Code (CMC), Title 18 – Zoning, Land Use and Development Regulations; specifically Chapters 18.05 – General Provisions, 18.20 – Residential Zone Districts , 18.45 – Off-Street Parking, and 18.90 – Development Plan Review in order to:
 - Amend Section 18.05.08 – Zone Districts Established to add “Residential Infill Priority Area Overlay Zone” (RIPAOZ)
 - Amend Section 18.20.020 – Residential Zone Districts to add new Subsection H to establish the RIPAOZ;
 - Amend Table 18.20.030 – Uses Permitted within Residential Districts to identify allowable uses within the RIPAOZ:
 - Amend Table 18.20.040 – Residential Development Standards to establish development standards for the RIPAOZ and allow for increased density of up to 15 dwelling units per acre in RIPAOZ Area 1 and 35 dwelling units per acre in RIPAOZ Area 2;
 - Amend Section 18.20.050 – Specific Standards for Residential Districts to add new Subsection P to define Design, Screening, and Privacy Standards;

- Amend Table 18.45.060 – Number of Parking Spaces Required to establish parking standards for the RIPA0Z; and
- Amend Section 18.90.030 – Minor Development Plan Review to add new Subsection 11 of Subdivision B to identify that all single family attached, single family detached, multi-family dwellings, and accessory dwelling units (if permitted by State law) proposed within the Residential Infill Priority Area Overlay Zone (“RIPA0Z”) may be considered for Minor Development Plan Review.
- General Plan Amendment (GPA) to amend the General Plan Land Use Element (Chapter 2) to:
 - Amend Table LU-B – General Plan Land Use Categories to define RIPA0Z Area 1 and Area 2;
 - Amend Table LU-C – List of Zoning Districts Compatible with General Plan Land Use Categories to add the RIPA0Z; and
 - Amend Figure LU-1 – Land Use Map to reflect the boundary of the RIPA0Z Area 1 and Area 2 with the City’s “one-map” system with a single General Plan Land Use Designation / Zoning Map.
- Certify an Environmental Impact Report (EIR) for the zoning changes and GPA.

Zone Change

The Project includes an amendment to City Municipal Code (CMC), Title 18 – Zoning, Land Use, and Development Regulations to update Chapters 18.05 – General Provisions, 18.20 – Residential Zone Districts, 18.45 – Off-Street Parking, and 18.90 – Development Plan Review in order to establish the RIPA0Z among 36 parcels to allow for increased density and provide development standards specific to properties within the boundary of the RIPA0Z.

CMC Chapter 18.05, Section 18.05.08 – Zone Districts Established, will be amended to include the “Residential Infill Priority Area Overlay Zone” (RIPA0Z) as a new zone district. CMC Chapter 18.20, Section 18.20.020 – Residential Zone Districts, will be amended to add new Subsection H to establish the RIPA0Z. The goal of the RIPA0Z is to foster infill development by allowing for higher density residential development including affordable housing products. Two areas will be created within the RIPA0Z: 1) Area 1 will allow for development of up to 15 dwelling units per acre; and 2) Area 2 will allow for development of up to 35 dwelling units per acre. The RIPA0Z will also provide guidance to help maintain the character of existing neighborhoods amid redevelopment and new development. **Table B** above, identifies which RIPA0Z Area is proposed for each property, its proposed maximum density, and maximum number of residential dwelling units that could be developed on each property under the new designation. CMC Chapter 18.20, Table 18.20.030 – Uses Permitted within Residential Districts, will be amended to include proposed allowable uses within each RIPA0Z Area as identified in **Table C – Proposed Allowable Uses Per RIPA0Z Area**, below.

Table C – Proposed Allowable Uses Per RIPA0Z Area

Use	RIPA0Z Area 1	RIPA0Z Area 2
Residential Uses		
Accessory dwelling unit ¹	P	P
Bed and breakfast inn ²	C	C
Boarding house	X	X
Community care facility (6 or fewer persons)	P	P
Community care facility (7 or more persons)	C	C
Convalescent care facility	C	C
Day Care Facility (6 or fewer children)	P	P
Day Care Facility (7 or more children) ³	P	P
Guest house ⁴	P	P
Junior accessory dwelling unit ⁵	P	P
Manufactured housing	P	P
Mobile home park	X	X
Senior congregate care housing	C	C
Multifamily dwellings ⁶	X	P
Single-family detached ⁶	P	P
Single-family attached ⁶	P	P
Equestrian Uses		
Riding academy	X	X
Rodeo arena	X	X
Stables, private	X	X
Stables, commercial	X	X
Agricultural Uses	X	X
Commercial Uses		
Hair stylist ⁶	P	P
Feed and grain sales	X	X
Fruit and vegetable processing	X	X
Nursery and incidental garden supply	X	X
Produce market	X	X
Display and sale of agricultural products	X	X
Public/Quasi-Public Uses		

Table C – Proposed Allowable Uses Per RIPA0Z Area

Use	RIPA0Z Area 1	RIPA0Z Area 2
Cemeteries, columbariums, mausoleums (including pet cemeteries)	X	X
Churches and other religious institutions	C	C
Educational institutions (public and private schools, not including vocational schools)		
<ul style="list-style-type: none"> ▪ Small (25 or fewer students) on sites with existing assembly uses and adequate off-street parking 	P	P
<ul style="list-style-type: none"> ▪ Large (26 or more students) 	C	C
Fire and police stations	C	C
Meeting places of nonprofit civic groups, community organizations, clubs, and lodge halls	C	C
Public libraries and museums	C	C
Public utility and public service substations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C
Recreational Uses		
Archery ranges	X	X
Fishing lakes (commercial and noncommercial)	X	X
Golf courses and customary appurtenant facilities, including clubhouses, restaurants and retail shops, except driving ranges and miniature golf courses	X	X
Parks	P	P
Picnic grounds for day use only	X	X
Accessory Uses		
Antennas, satellite dishes	P	P
Garages	P	P
Other accessory uses and structures located on the same site as a permitted use	P	P
Permanent outdoor storage within parking lot areas	X	X
Home Occupations	Subject to the provisions of CMC <u>18.15.090</u> , Home occupation permits	
Temporary Uses	Subject to the provisions of CMC <u>18.151.130</u> . Temporary use Permits	
Other		

Table C – Proposed Allowable Uses Per RIPA0Z Area

Use	RIPA0Z Area 1	RIPA0Z Area 2
Apiary	X	X
Camp	X	X
Commercial cannabis activity	X	X
Community garden	P	P
Farm projects (Future Farmers, 4-H, or similar projects)	X	X
Guest ranch	X	X
Kennels	X	X
Menageries, animal hospitals, and shelters	X	X
Outdoor storage, front yard areas	X	X
Other Uses Similar to and No More Objectionable Than the Uses Identified Above	Subject to the provisions of CMC 18.15.180 Determination of similar use	
<p style="text-align: center;">Legend: P – Permitted use C – Subject to conditional use permit X – Prohibited</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Subject to provisions of CMC 18.20.050(L) 2. Subject to provisions of CMC 18.20.050(C) 3. Subject to provisions of CMC 18.20.050(D) 4. Subject to provisions of CMC 18.20.050(F) 5. Subject to provisions of CMC 18.20.050(O) 6. In all cases, supportive housing and transitional housing are and shall be treated as residential uses, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone 7. Subject to provisions of CMC 18.20.050(G) 		

CMC Chapter 18.20, Table 18.20.040 - Residential Development Standards, will be amended to provide development standards for the RIPA0Z and established the increased density allowance for each Area as reflected in **Table D – Residential Development Standards**, below.

Table D – Residential Development Standards

Standard	RIPA0Z Area 1	RIPA0Z Area 2
Maximum density (DUs per gross acre)	15	35
Minimum lot size (net area)	1,591 square feet	N/A
Minimum lot width ¹	37 feet	60 feet
Minimum lot depth	43feet	100 feet
Minimum front yard setback	10 feet	10 feet
Minimum side yard setbacks	3 feet	Note 2 below
Minimum rear yard setback	5 feet	Note 3 below
Maximum lot coverage	75%	75%
Maximum height for buildings and structures	36 feet or three stories (whichever is less)	50 feet or four stories (whichever is less)
Notes:		
<ol style="list-style-type: none"> 1. Flag lots (lots with less than the required lot width minimum) are prohibited. Cul-de-sac lots shall have a minimum width of 35 feet. 2. Side Yard Setbacks (RIPA0Z 2) One-story building; five feet. Two-story building; five feet for the first story and 10 feet for the second story. For buildings having more than two stories: five feet for the first story; 10 feet for the second story; and an additional five feet for each story thereafter. 3. Rear yard Setbacks (RIPA0Z 2) One- and two-story buildings; 10 feet. For buildings having more than two stories: 10 feet for the first and second stories; and an additional five feet for each story thereafter. 		

As identified in **Tables C and D** above, RIPA0Z Area 1 limits maximum building height to 36 feet or three stories (whichever is less) and would prohibit apartments or other multi-family dwelling units. RIPA0Z Area 2 would allow a maximum building height of 50 feet or four stories (whichever is less) and permit apartments and other multi-family residential uses.

CMC Chapter 18.45, Table 18.45.060 – Number of Required Parking Spaces, will be amended to provide parking standards for the RIPA0Z. The required number of parking spaces of implementing RIPA0Z Projects would be subject to staff level approval of a site-specific focused Traffic & Parking Study prepared in accordance with the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Chapter 18.20, Section 18.20.050 – Specific Standards for Residential Districts, will add new Subsection P to address Design, Screening, and Privacy Standards for the RIPA0Z as follows:

1. All multifamily developments within the RIPA0Z with 12 or more dwelling units shall provide 20 percent usable open space for passive and active recreational uses. Usable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patios or private yards, or slope areas greater than eight percent.
2. All multifamily developments within the RIPA0Z shall be required to install a 7' perimeter block wall to limit visual intrusion on surrounding development to the greatest extent possible.
3. Each dwelling unit within the RIPA0Z shall have a private (walled) patio or balcony.
4. All multifamily developments within the RIPA0Z shall provide recreational amenities within the site which may include a swimming pool; spa; gym; on site multi-use trails/walking paths (separate from private sidewalks); package centers; smart home technology; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or day care facilities. The type of amenities shall be approved by the planning director and provided according to the following schedule:

Schedule Table	
Units	Amenities
0 - 11	0
12 - 100	1
101 - 200	2
201 - 300	3
Note: Add one amenity for each 100 additional units or fraction thereof.	

5. Each dwelling unit shall be provided with a minimum of 100 cubic feet of enclosed storage space, such as roof rack storage, within the garage, carport, or immediately adjacent to the dwelling unit. Garages shall not be used as a gym.
6. Driveway approaches within a multifamily development of 12 or more units within the RIPA0Z shall be delineated with interlocking pavers and/or rough-textured concrete and landscaped medians.
7. All parts of all structures shall be within 100 feet of paved access for single-story and 50 feet for multistory units.
8. A bus turnout and shelter on the on-site arterial frontage shall be dedicated if the project is located on a bus route as determined by the planning director.
9. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building Code shall be provided.
10. Each condominium unit shall be plumbed and wired for a washing machine and dryer.
11. Each dwelling unit shall be provided with an automatic dishwasher and a heavy-duty garbage disposal unit.
12. Telephone jacks shall be installed in all living rooms, kitchens, and bedrooms.

13. Interior television antennas (cable television) shall be installed in each apartment unit, or a central interior antenna shall be installed in each apartment building. No exterior antenna or satellite dish antenna shall be permitted.
14. All utilities, including but not limited to electrical, cable television, and telephone lines, on the site shall be underground.
15. Each multiple-dwelling building or complex shall provide one hose bib for each three required parking spaces, and these hose bibs shall be located adjacent to parking areas.
16. Lighting. Refer to Chapter 18.120 CMC, Outdoor Lighting.
17. Management and security plans shall be submitted for review and approval for multifamily developments within the RIPAOZ with 12 or more dwelling units. These plans shall be comprehensive in scope.
18. Electronic Gates. Multifamily buildings or complexes with 40 or more dwellings within the RIPAOZ shall provide electronic gates as follows:
 - a) A minimum six-foot-high, decorative wrought iron fence shall be provided along the front of the property, to the rear of any required setback. Such fence shall incorporate a self-locking remote-controlled vehicle and pedestrian entry/exit gate. The vehicle entry shall incorporate an electronically activated tenant marquee to permit notification of tenants in the event of visitors. Such marquee shall be five feet above finished grade. Provisions for emergency access, such as a Knox box, shall be provided in accordance with California Fire Code requirements.
19. Rear decks and balconies shall be discouraged for multi-story development where a majority of the surrounding properties are single-story homes within 50' of the property line.
20. To avoid box structure designs, continuous multi-story walls and wall areas greater than nine feet in height that are flush with the first story of a primary structure shall be designed with a minimum recess of one foot for every 20 feet of wall length. For the purposes of this section, "flush" shall mean any multi-story element or wall area above nine feet in height that is less than one foot in depth from the first story or area below nine feet.
21. Mature landscape screening shall be provided along the property line(s) adjacent to the single-story dwelling(s) or property on the downslope. A landscape plan that includes accurate visual simulations shall be submitted to the community development director for review and approval. The landscaping shall be mature at installation such that at minimum, it will provide visual screening of the area immediately across from the multi-story development to ensure privacy for the adjacent single-story dwelling from visual intrusion to the windows or back yard of the adjacent residence.
22. If it is determined during project review that visual privacy issues will exist alongside yard elevations, as determined by accurate visual simulations, the planning director shall limit the multi-story wall or any structure wall above nine feet in height to clerestory windows or permanent opaque screening, if any windows are proposed. This determination shall be based on whether or not the proposed multi-story building would have views into a neighbor's bedroom(s), living/family room, or back yard.

Finally Section 18.90.030 – Minor Development Plan Review of Chapter 18.90, will add new Subsection 11 of Subdivision B, to identify that all single family attached, single family detached, multi-family dwellings, and accessory dwelling units (if permitted by State law) proposed within the Residential Infill Priority Area Overlay Zone ("RIPAOZ") may be considered for Minor Development Plan Review.

General Plan Amendment

The City will also amend the General Plan (GP), Chapter 2 – Land Use Element, to define the new RIPAOZ. As reflected in **Table B** above, under existing designations, these 36 properties could be developed with up to a total of 397 residential dwelling units. Through implementation of the proposed RIPAOZ, these properties could develop up to 2,156 residential units; 1,759 units more than currently allowed, thereby meeting new State law requirements to provide additional opportunities to develop housing and provide opportunities to meet fair share of affordable housing units.

The General Plan Land Use Element will be updated to include defining factors for the RIPAOZ. Specifically, Table LU-B – General Plan Land Use Categories of GP Chapter 2, will be updated to define RIPAOZ Area 1 and Area 2 as indicated in **Table E – Residential Infill Priority Area Overlay Zone (RIPAOZ)**, below.

Table E – Residential Infill Priority Area Overlay Zone (RIPAOZ)

Land Use Designation	Density Range (du/ac) ¹ and Population Density (persons/ac) ²	General Plan Land Use Categories
Residential Infill Priority Area Overlay Zone (RIPAOZ) Area 1	0.2 to 15 du/acre 1 to 37 persons/acre	<p>Development within these areas shall be subject to the Residential Infill Priority Area Overlay Zone Ordinance of the City. It will allow dwelling unit densities that will provide housing opportunities for higher density living, opportunities for people of low and moderate incomes, and is characterized by residential homes either on large or small lots, in an attached or detached configuration. The following apply to land with the RIPAOZ Area 1 designation:</p> <ul style="list-style-type: none"> ▪ Development in this category will consist of single-family detached and attached single-family homes. ▪ This designation allows a wide range of living accommodations ranging from large to small-lot attached and detached housing. • Developments shall be designed to high development standards so as to integrate cohesively with the existing neighborhood. <p>Developments within this category are expected to be promote efficiency by utilizing existing infrastructure and services.</p>
RIPAOZ Area 2	2 to 35 du/acre 5 to 86 persons/acre	<p>Development within these areas shall be subject to the Residential Infill Priority Area Overlay Zone Ordinance of the City. It will allow dwelling unit densities that will provide housing opportunities for higher density living, opportunities for people of low and moderate incomes, and is characterized by residential homes on small lots in an attached or detached configuration, including townhomes, condominiums, or apartments. The following apply to land with the RIPAOZ Area 2 designation:</p> <ul style="list-style-type: none"> ▪ Development in this category will consist of single-

		<p>family detached and attached single-family and multi-family homes.</p> <ul style="list-style-type: none"> ▪ This designation allows a wide range of living accommodations ranging from small-lot detached and attached housing to apartments. • Developments shall be designed to high development standards so as to integrate cohesively with the existing neighborhood. <p>Developments within this category are expected to promote efficiency by utilizing existing infrastructure and services.</p>
<p>Notes</p> <ol style="list-style-type: none"> 1. du/ac = dwelling units per acre 2. persons/ac = persons per acre <p>The population density range noted was calculated using 2.44 persons per household multiplied by the stated dwelling units/acre for each land use designation. Any resulting fraction thereof was rounded up to the nearest whole number.</p> <p>Note: Pursuant to state law, each land use designation that provides for residential development (other than caretakers dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for planning purposes and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel. Further, this information is not intended to limit or regulate the amount of development. Source for persons per household: US Census Bureau, 2020.</p>		

As previously stated, the City utilizes a “one-map” system with a single General Plan Land Use Designation and Zoning Designation Map. The GPA will also include an amendment to GP Chapter 2, Figure LU-1 – Land Use Map, to reflect the boundary of the RIPA0Z Area 1 and Area 2 as identified in Figure 5 – **Proposed General Plan Land Use and Zoning Map**, below.

Other

The properties within the RIPA0Z lie within two different water districts as reflected in **Figure 6, Water Providers** and **Table F, Existing and Proposed Units by Water Providers** below.

Table F – Existing and Proposed Units by Water Provider

APNs	Maximum Dwelling Units		Increase in Units
	Existing	Proposed	
South Mesa Water Company (SMWC)			
409-100-009	2	18	16
409-100-011	19	144	125
410-080-003	4	14	10
410-080-005	2	6	4
410-080-006	17	65	48
410-080-007	1	5	4
410-080-009	3	12	9
410-080-013	4	14	10
410-080-014	4	14	10
410-080-019	2	8	6
410-080-045	5	18	13
410-080-050	11	41	30

Table F - Existing and Proposed Units by Water Provider

APNs	Maximum Dwelling Units		Increase in Units
	Existing	Proposed	
410-092-012	6	23	17
410-162-012	8	29	21
410-162-013	12	44	32
410-162-014	1	4	3
410-170-007	23	86	63
410-170-009	2	6	4
410-170-010	2	6	4
410-170-011	1	5	4
410-170-012	2	8	6
410-170-013	2	8	6
410-170-025	22	84	62
411-171-018	20	101	81
411-171-041	37	184	147
411-200-001	25	124	99
411-200-002	4	18	14
411-200-003	5	26	21
411-200-004	9	46	37
411-200-007	75	374	299
411-200-008	18	318	300
411-200-022	29	145	116
SMWC Totals	377	1,998	1,621
Yucaipa Valley Water District (YVWD)			
410-181-011	1	3	2
410-181-012	1	3	2
410-181-013	1	3	2
413-320-003	17	149	132
<i>YVWD Totals</i>	<i>20</i>	<i>158</i>	<i>138</i>
TOTALS	397	2,156	1,759

Assembly Bill 610 (AB610) requires that specified information about water supplies that are available for development, be provided to and considered by local planning agencies. Further, it requires that any city or county that has determined a project is subject to CEQA, require the project comply with Part 2.10 of Division 6 of the Water Code. Among other things, AB610 holds that any residential project that would result in 500 or more residential units prepare a Water Supply Assessment (WSA) to ensure the water supplier can accommodate the demand.

As reflected in **Table F** above, under the existing land use/zoning designations, a total of 397 units could be developed; 377 units within SMWC and 20 units within YVWD. With implementation of the RIPAOZ, a total of 2,156 units could be developed; 1,998 within the SMWC and 158 within the YVWD service area. Thus, implementation of the RIPAOZ would result in a total increase of 1,759 units that could be developed; specifically 1,621 within SMWC and 138 units within YVWD. Since proposed units would increase by 1,621 within SMWC, in compliance with AB610, the Project would require a WSA from SMWC because more than 500 residential units would be proposed within this water district.

The Project does not include any implementing development. Thus, no specific development projects are being proposed at this time. The Project is a proposal to amend the municipal code and general plan to define the proposed RIPA0Z, identify allowable uses, and define development standards. Hence, no on-site or off-site infrastructure improvements are identified at this time and no specific timelines for development of the sites is known at this time. Therefore, the future development that may occur on the subject properties is speculative. The intent of this environmental document is to address the change from the existing residential development allowed by right per the City's Municipal Code Title 18 and General Plan, to the conditions of the proposed RIPA0Z. The environmental analysis, where appropriate, considers the maximum amount of density or units that could develop under implementation of the RIPA0Z.

2.9 Other Public Agencies Whose Approval Is Required

(e.g., potential permits, financing approval, or participation agreement):

Approval of Water Supply Assessment by South Mesa Water Company

Federal Agencies

None

State Agencies

None

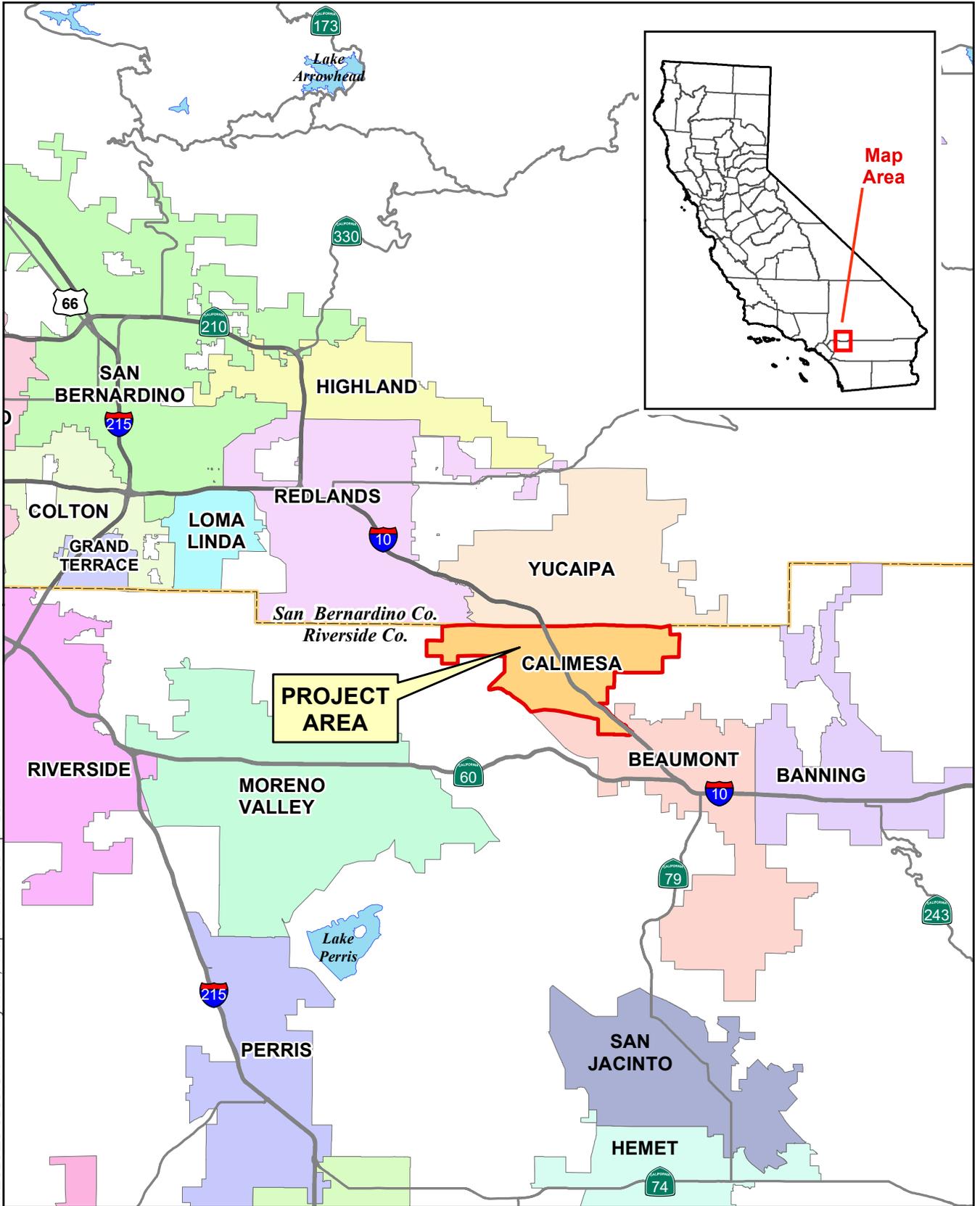
City/Counties Agencies

None

2.10 California Native American Tribes Affiliated with the Project Area

Have California Native American Tribes traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

On August 21, 2021, the City of Calimesa notified local tribal governments in writing of the proposed Project pursuant to AB52 pertaining to tribal cultural resources consultation. On March 14, 2022, the City sent separate notification to local tribes pursuant to SB18. The consultation process has yet to conclude, so the results of consultation will be discussed in the forthcoming EIR.

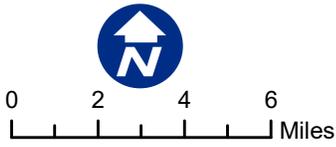


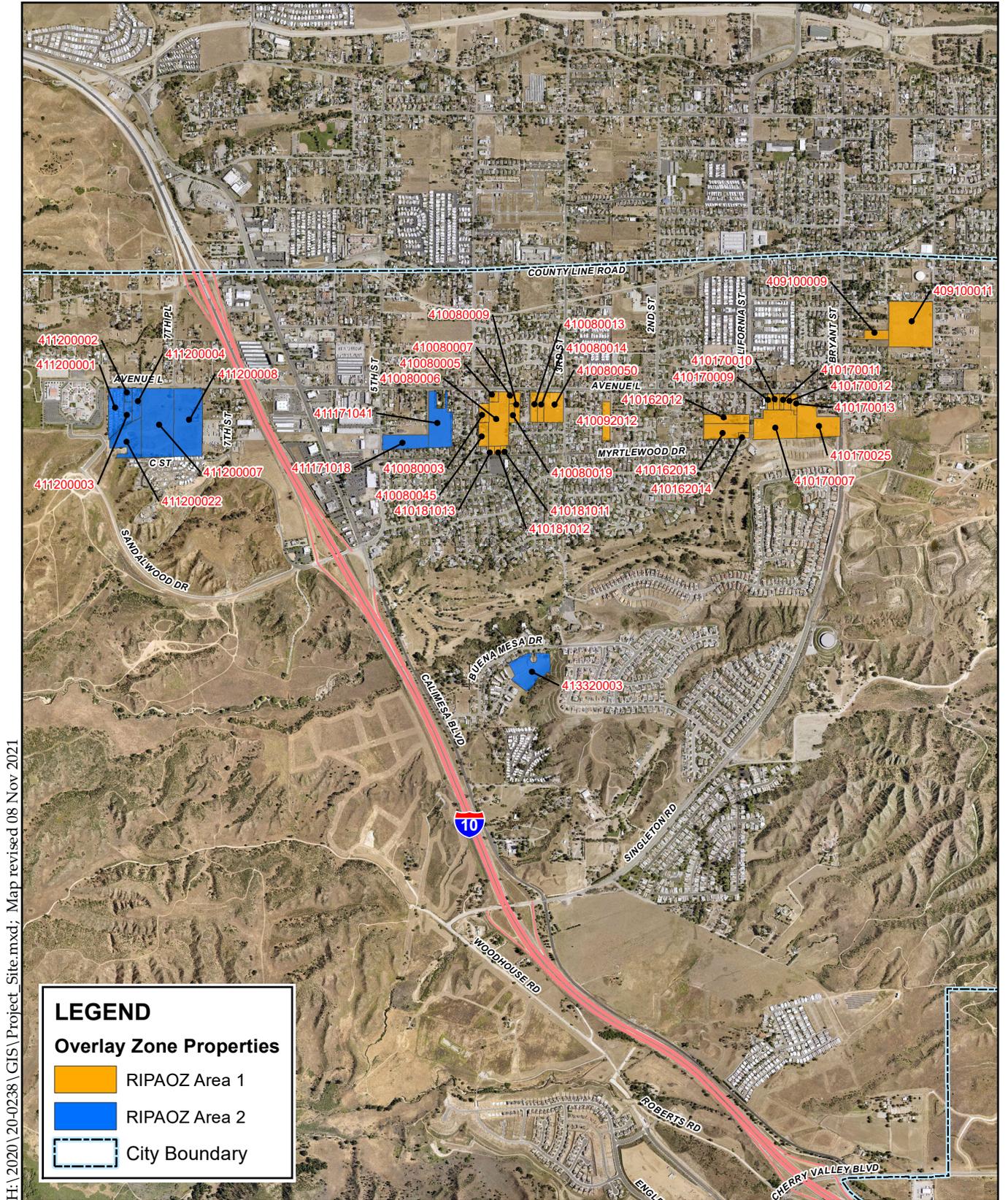
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Sources: Riverside County GIS, 2021;
San Bernardino Co. GIMS, 2021.

Figure 1 – Vicinity Map

Residential Infill Priority Area Overlay Zone Project

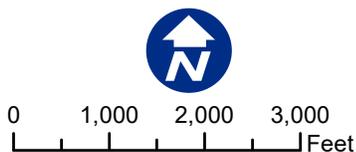


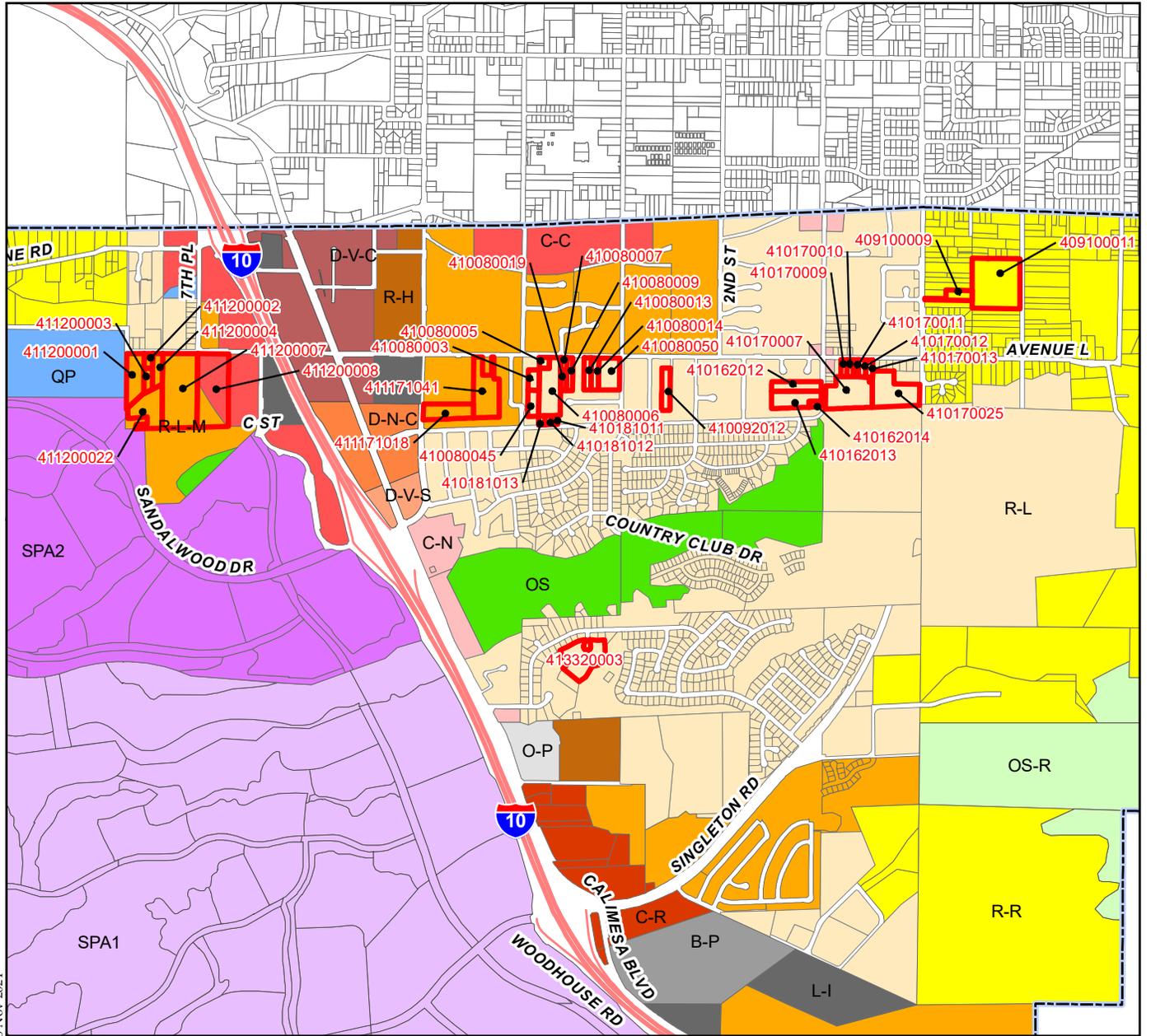


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Sources: Riverside Co. GIS, 2021; RCIT, 2020 (imagery).

Figure 2 - Project Site
Residential Infill Priority Area Overlay Zone Project





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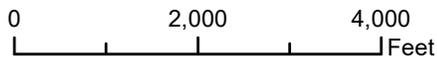
LEGEND

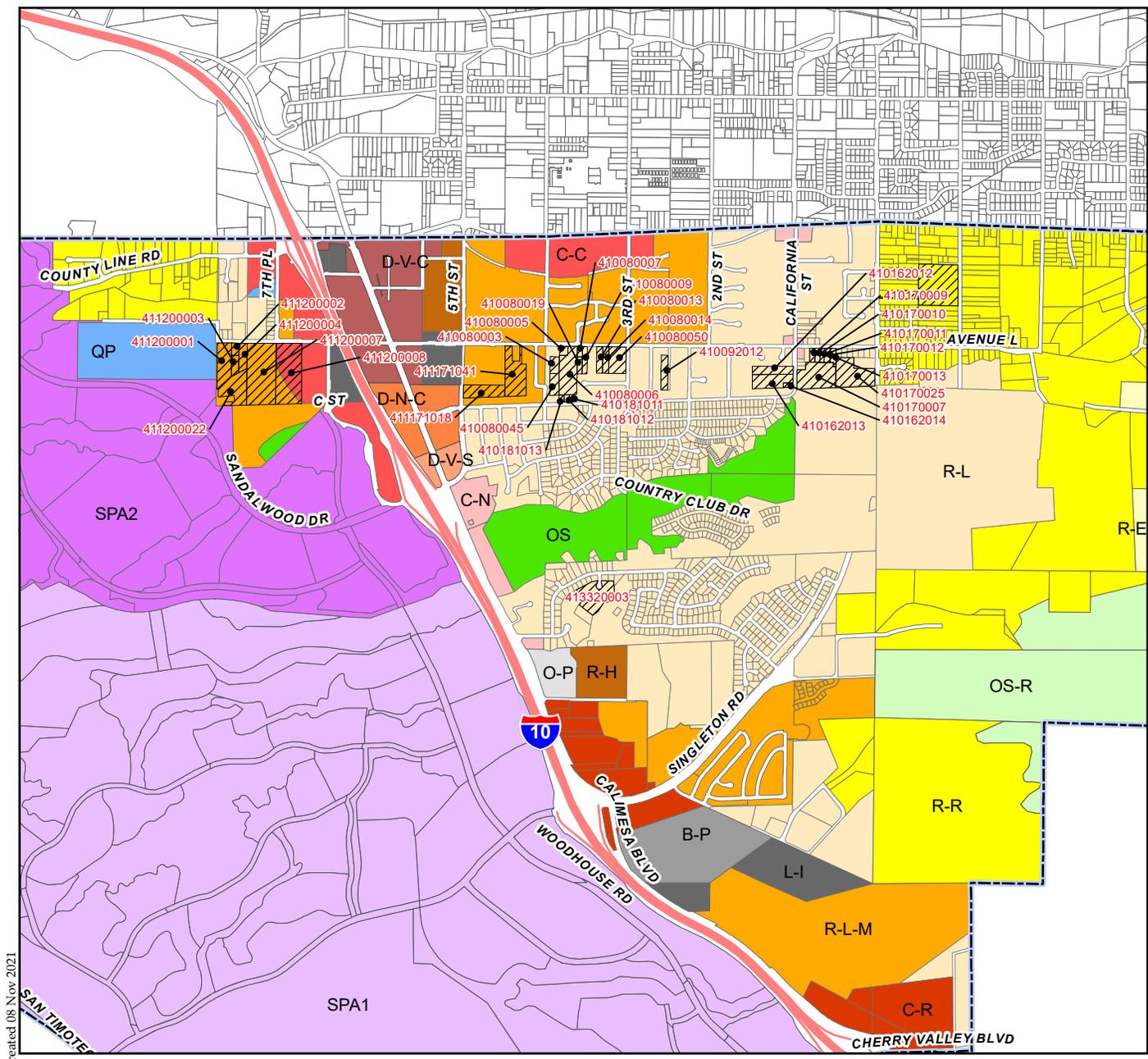
	Overlay Zone Properties		C-N - Neighborhood Commercial		OS - Open Space
	City Boundary		C-C - Community Commercial		QP - Public/Quasi-Public
Calimesa Zoning Districts					
	R-E - Residential Estate		C-R - Regional Commercial		SPA1 - Summerwind Ranch
	R-R - Rural Residential (0-2 DU/AC)		O-P - Office Professional		SPA2 - Mesa Verde Estates
	R-L - Residential Low (2-4 DU/AC)		B-P - Business Park		D-V-C - Downtown Village Commercial
	R-L-M - Residential low/Medium (4-7 DU/AC)		L-I - Light Industrial		D-V-S - Downtown Visitor-Serving Commercial
	R-H - Residential High (14-20 DU/AC)		OS-R - Planned Residential (1 DU/10 AC)		D-N-C - Downtown Neighborhood Commercial

Source: Riverside Co. GIS, 2021.
City of Calimesa 2014.

Figure 4 – Existing General Plan Land Use and Zoning Designations

Residential Infill Priority Area Overlay Zone Project





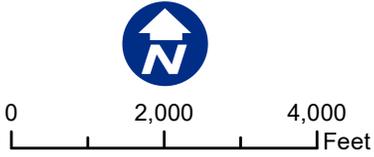
H:\2020\20-0238\GIS\Proposed_Zoning_LU.mxd; Map created 08 Nov 2021

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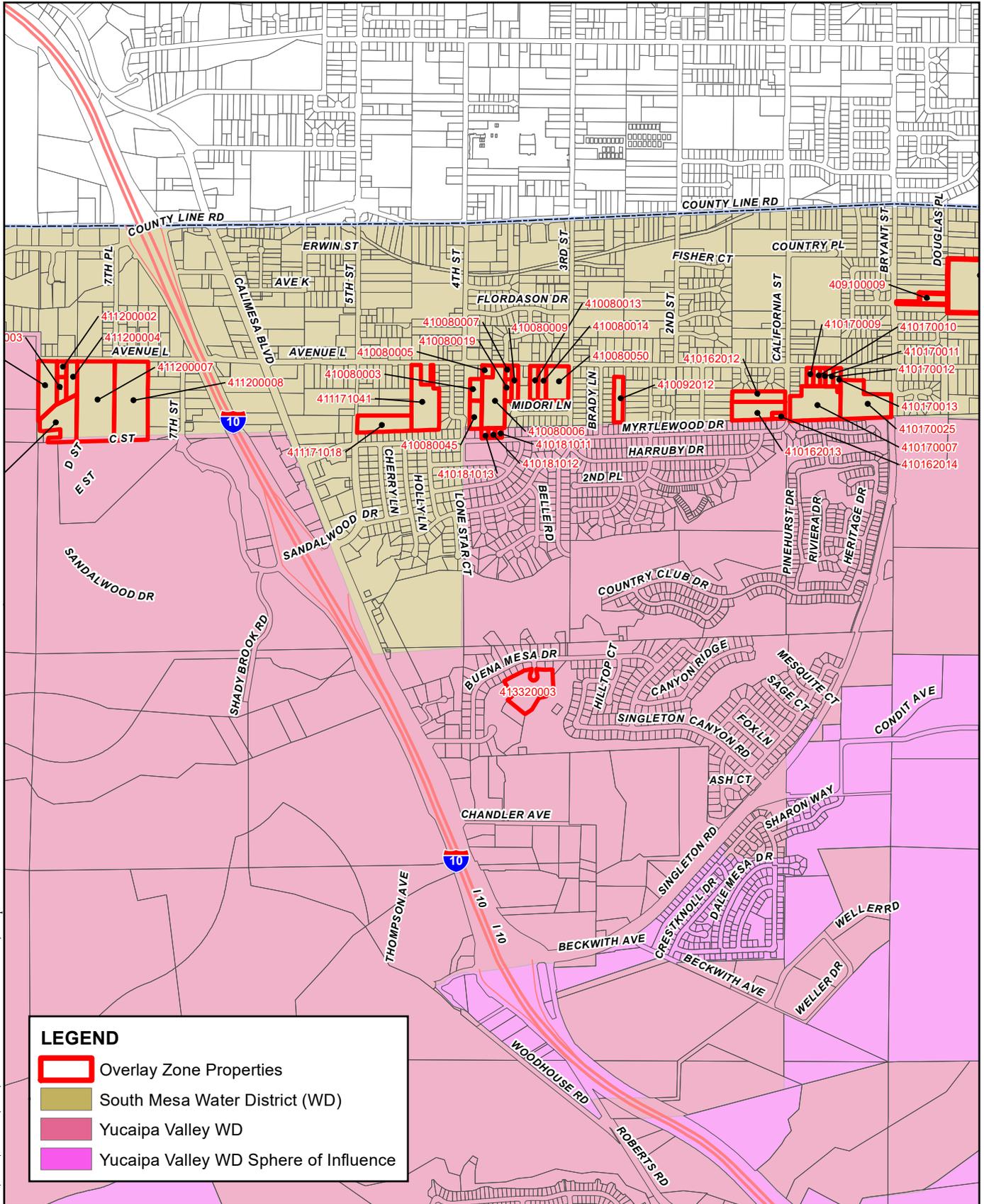
	RIPAOZ - Residential Infill Priority Area Overlay Zone (0.2 to 35 DU/AC)		R-H - Residential High (14-20 DU/AC)		OS - Open Space
	City Boundary		C-N - Neighborhood Commercial		QP - Public/Quasi-Public
Calimesa Zoning Districts					
	R-E - Residential Estate		C-C - Community Commercial		SPA1 - Summerwind Ranch
	R-R - Rural Residential (0-2 DU/AC)		C-R - Regional Commercial		SPA2 - Mesa Verde Estates
	R-L - Residential Low (2-4 DU/AC)		O-P - Office Professional		D-V-C - Downtown Village Commercial
	R-L-M - Residential low/Medium (4-7 DU/AC)		B-P - Business Park		D-V-S - Downtown Visitor-Serving Commercial
			L-I - Light Industrial		D-N-C - Downtown Neighborhood Commercial
			OS-R - Planned Residential (1 DU/10 AC)		

Source: Riverside Co. GIS, 2021.
City of Calimesa 2014.

Figure 5 – Proposed General Plan and Zoning Amendments
Residential Infill Priority Area Overlay Zone Project



H:\2020\20-0238\GIS\Water Service Providers.mxd; Map created 08 Nov 2021



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-  Overlay Zone Properties
-  South Mesa Water District (WD)
-  Yucaipa Valley WD
-  Yucaipa Valley WD Sphere of Influence

Source: Riverside Co. GIS, 2021.
City of Calimesa 2014.

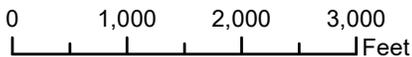


Figure 6 - Water Providers
Residential Infill Priority Area Overlay Zone Project



3.0 INITIAL STUDY/DETERMINATION

Evaluation Format

This Initial Study Checklist has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on twenty (20) environmental factors categorized as follows, as well as Mandatory Findings of Significance:

- | | |
|-------------------------------------|--|
| 1. Aesthetics | 11. Land Use & Planning |
| 2. Agriculture & Forestry Resources | 12. Mineral Resources |
| 3. Air Quality | 13. Noise |
| 4. Biological Resources | 14. Population & Housing |
| 5. Cultural Resources | 15. Public Services |
| 6. Energy | 16. Recreation |
| 7. Geology & Soils | 17. Transportation |
| 8. Greenhouse Gas Emissions | 18. Tribal Cultural Resources |
| 9. Hazards & Hazardous Materials | 19. Utilities & Service Systems |
| 10. Hydrology & Water Quality | 20. Wildfire |
| | 21. Mandatory Findings of Significance |

Each factor is analyzed by responding to a series of questions pertaining to the impact of the Project on the particular factor in the form of a checklist. This Initial Study Checklist provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

CEQA requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

The effects of the Project are then placed in the following four categories, which are each followed by a summary to substantiate why the Project may significantly impact the particular factor, or why it does not impact the particular factor with or without mitigation. For each topic identified in the checklist as having potentially significant environmental effects, that section either proposes mitigation measures that reduce such impacts to less than significant levels or requires that the topic receive further study in the EIR.

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No “significant” impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

Throughout the impact analysis in this Initial Study Checklist, reference is made to the following:

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts. PPPs were assumed and accounted for in the assessment of impacts for each topic area.
- **Project Design Features (PDF)** – These include features proposed by the Project that are already incorporated into the Project’s design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins). These features are assumed and accounted for in the assessment of impacts for each topic area.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels, in accordance with the requirements of *CEQA*. MMs were formulated only for those topic areas where the results of the impact analysis identified significant impacts that could be reduced to less than significant levels

Environmental Factors Potentially Affected

The proposed Project may have a potentially significant impact on the environmental factors checked below.

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

Because some of the environmental factors above are “checked”, the Project will require the preparation of an Environmental Impact Report.

Determination

On the basis of this initial evaluation:

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

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

I find that the proposal MAY have a "potential significant impact" or "potential 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 all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed Project, nothing further is required.

Kelly Lucia
Signature

City of Calimesa
Agency

Kelly Lucia, Planning Manager
Printed Name/Title

3-28-2022
Date

3.1 AESTHETICS

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

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

Determination: Potentially Significant

Sources: City of Calimesa General Plan EIR (GP EIR), Project Description

Plans, Policies or Programs (PPP)

- PPP 3.1-1 City of Calimesa’s General Plan Policy LU-13: Preserve the natural character and visual quality of Calimesa’s hillsides through sensitive site design and grading.
- PPP 3.1-2 City of Calimesa’s General Plan Policy LU-12: Preserve the desired small-town characteristics of Calimesa through the selection and placement of land uses.
- PPP 3.1-3 City of Calimesa’s General Plan Policy LU-14: Protect existing stable residential neighborhoods by encouraging maintenance and upkeep.
- PPP 3.1-4 City of Calimesa’s General Plan Policy LU-16: Discourage land use conflicts and incompatibilities by providing buffers to include, but not be limited to, landscaping, setbacks, walls/fencing, site design, architectural features, density/intensity/operation reduction, or shielding of lighting between incompatible land uses and new development.
- PPP3.1-5 City of Calimesa General Plan Policy RM-8: Protect the city’s scenic and visual resources by limiting ridge/line development and building heights.

Project Design Features (PDF)

Architecturally, there are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The City contains a variety of geologic features such as rock outcrops, cliffs, gorges, canyons, and ravines. The City identified the following scenic vistas: views of the San Bernardino and San Jacinto mountain ranges, views of the San Timoteo Badlands, and views of the pattern of ridges, ravines, and rock outcrops within Calimesa itself. (GP EIR, p. 3.1-7) The Project would allow higher density residential development than currently permitted within the boundary of the proposed RIPAOZ. Future implementing developments for each parcel within the proposed RIPAOZ will be required to be evaluated within the context of the specific scenic vista surroundings. However, given many of the properties located within the RIPAOZ are already surrounded by existing development and are on relatively flat land, offering no views or vistas, and because the RIPAOZ provides guidelines to ensure future implementing development is cohesive with the existing surrounding development, it is not expected that scenic vistas would be affected by the development of the parcels. Nevertheless, further analysis will be conducted. Therefore, this topic will be addressed in the forthcoming EIR.

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

Determination: No Impact

Sources: City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

PPP 3.1-2 City of Calimesa's General Plan Policy RM-13: Native oak trees should be preserved whenever feasible. If preservation is not possible, trees should be replaced with oak trees of the same species at a ratio of 1:1.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

There are no state scenic highways in the City of Calimesa. (GP EIR, p. 3.1-8). The properties located within the proposed RIPAOZ are devoid of unique resources such as rock outcroppings or trees that offer a unique view from a state scenic highway. Hence, no potential impacts associated with scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway would occur. Thus, no impacts are anticipated. Therefore, this topic will not be addressed in the forthcoming EIR.

3.1 (c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Determination: Potentially Significant

Sources: City of Calimesa Municipal Code (CMC), US Census

Plans, Policies, or Programs (PPP)

PPP 3.1-1 City of Calimesa's General Plan Policy LU-13: Preserve the natural character and visual quality of Calimesa's hillsides through sensitive site design and grading.

Initial Study Checklist

- PPP 3.1-2 City of Calimesa’s General Plan Policy LU-12: Preserve the desired small-town characteristics of Calimesa through the selection and placement of land uses.
- PPP 3.1-3 City of Calimesa’s General Plan Policy LU-14: Protect existing stable residential neighborhoods by encouraging maintenance and upkeep.
- PPP 3.1-4 City of Calimesa’s General Plan Policy LU-16: Discourage land use conflicts and incompatibilities by providing buffers to include, but not be limited to, landscaping, setbacks, walls/fencing, site design, architectural features, density/intensity/operation reduction, or shielding of lighting between incompatible land uses and new development.
- PPP3.1-5 City of Calimesa General Plan Policy RM-8: Protect the city’s scenic and visual resources by limiting ridgeline development and building heights.
- PPP 3.1-6 The Project is required to comply with the City of Calimesa’s Municipal Code Chapter 18.90 - Development Plan Review. All proposed development shall be consistent with the City’s general plan, applicable specific plans, zoning, and all federal, state, and local laws and regulations. This chapter would ensure such consistency by requiring development plan review of all development proposed within the City unless specifically exempted in the chapter.
- PPP 3.1-7 The Project is required to comply with the City of Calimesa’s Municipal Code Chapter 18.20 - Residential Zone Districts which provides standards for residential zone districts to protect the public health, safety, welfare, and aesthetics.
- PPP 3.1-8 The Project is required to comply with the City of Calimesa’s Municipal Code Chapter 18.90 – 0Outdoor Lighting. A Lighting Plan, as part of a development application, shall be certified to its compliance with the requirements of this Section 18.120 by a qualified lighting engineer prior to submitting lighting plans to the city.

Project Design Features (PDF)

- PDF 3.1-1 Future implementing development within the Project site shall be designed to high development standards to integrate cohesively with the existing neighborhood.

Impact Analysis

Per the CEQA Guidelines Section 21071(a)(2), the City of Calimesa meets the definition of an urbanized area. The City and two contiguous cities have a combined population that adds up to more than 100,000 residents. As of 2020, the City of Calimesa, has a population of 10,026. (USCB, 2020) As an urbanized area, as defined in the CEQA Guidelines Section 21071, this Project must demonstrate that it would not conflict with zoning and other regulations governing scenic quality. The Project would allow for higher residential density in areas with similar uses as identified in **Table B**, above. The proposed Project may have the potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings so further analysis will be conducted. Therefore, this topic will be addressed in the forthcoming EIR.

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

Determination: Less than significant

Sources: *City of Calimesa Municipal Code (CMC)*

Plans, Policies, or Programs (PPP)

PPP 3.1-4 City of Calimesa’s General Plan Policy LU-16: Discourage land use conflicts and incompatibilities by providing buffers to include, but not be limited to, landscaping, setbacks, walls/fencing, site design, architectural features, density/intensity/operation reduction, or shielding of lighting between incompatible land uses and new development.

PPP 3.1-6 The Project is required to comply with the City of Calimesa’s Municipal Code Chapter 18.90 - Development Plan Review. All proposed development shall be consistent with the City’s general plan, applicable specific plans, zoning, and all federal, state, and local laws and regulations. This chapter would ensure such consistency by requiring development plan review of all development proposed within the City unless specifically exempted in the chapter.

PPP 3.1-7 The Project is required to comply with the City of Calimesa’s Municipal Code Chapter 18.120 – Outdoor Lighting. The submittal of a Lighting Plan is required as part of a development application or land use permit or clearance (except for lighting on an existing single-family residence). A Lighting Plan, as part of a development application, shall be certified for its compliance with the requirements of this Chapter by a qualified lighting engineer prior to submitting lighting plans to the city.

Project Design Features (PDF)

PDF 3.1-1 All multifamily developments within the RIPAOZ shall be required to install a 7 foot perimeter block wall to limit visual intrusion on surrounding development to the greatest extent possible.

PDF3.1-2 Mature landscape screening shall be provided along the property line(s) adjacent to the single-story dwelling(s) or property on the downslope. A landscape plan that includes accurate visual simulations shall be submitted to the community development director for review and approval. The landscaping shall be mature at installation such that at minimum, it will provide visual screening of the area immediately across from the multi-story development to ensure privacy for the adjacent single-story dwelling from visual intrusion to the windows or back yard of the adjacent residence.

PDF3.1-3 If it is determined during project review that visual privacy issues will exist along side yard elevations, as determined by accurate visual simulations, the planning director shall limit the multi-story wall or any structure wall above nine feet in height to clerestory windows or permanent opaque screening, if any windows are proposed. This determination shall be based on whether or not the proposed multi-story building would have views into a neighbor’s bedroom(s), living/family room, or back yard.

PDF 3.1-4 Rear decks and balconies shall be discouraged for multi-story development where a majority of the surrounding properties are single-story homes within 50’ of the property line.

Impact Analysis

The Project parcels are located in an area with existing outdoor lighting sources. Currently, sources of nighttime light originate from nearby commercial and residential uses, parking lot lights, headlights from vehicles, and streetlights. The proposed Project will introduce new sources of daytime glare due to the new buildings and vehicles traveling to and from the site. However, all multifamily developments within the RIPA0Z shall be required to install a 7' perimeter block wall to limit visual intrusion on surrounding development to the greatest extent possible. Additionally, all implementing development at the Project site would be required to comply with CMCs Chapter 18.120 - Outdoor Lighting which establish regulations and standards to reduce light pollution generated by, among others, residential lighting fixtures and devices. As required by CMC Section 18.120.060 - Design and Neighborhood Compatibility Standards, the submittal of a lighting plan is required as part of a development application or land use permit or clearance (except for lighting on an existing single-family residence). All lighting plans shall be prepared and certified to their compliance with the requirements of Chapter 18.120 by a qualified lighting engineer prior to submitting lighting plans to the City, as part of the Development Plan Review. Compliance with said code will minimize light pollution (which has a detrimental effect on the environment and the enjoyment of the night sky), reduce and minimize lighting and lighting practices (which cause unnecessary illumination of adjacent properties), and correct problems of glare and light spill-over onto neighboring properties. Thus, potential impacts associated with new sources of substantial light or glare may result, which would adversely affect day or nighttime views in the area would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.2 AGRICULTURE AND FORESTRY RESOURCES

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

3.2 (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?

Determination: No Impact

Sources: California Department of Conservation (DOC-A)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The Project parcels and the surrounding area do not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (together referred to as “Farmland”) as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. (DOC-A) As such, the Project has no potential to convert such lands to a non-agricultural use, and no impact would occur. Thus, potential impacts associated with conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use would not occur. Therefore, this topic will not be addressed in the forthcoming EIR.

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

Determination: No Impact

Sources: California Department of Conservation (DOC-A), GP EIR

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

According to the State Department of Conservation Farmland Mapping and Monitoring Program, the proposed Project site is designated Urban and Built-Up Land, Other Land, and Farmland of Local Importance. Farmland of local importance is 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, Statewide or Unique Farmland.

The Project parcels includes existing designations of RL, RLM, RR, and CC as shown in **Figure 4**, above. As per **Table A** above, agricultural uses are no permitted within RL or RLM designations. Further, as per CMC 18.25.030, agricultural uses are also not permitted within the CC designation. Agricultural uses are conditionally permitted within the RR designation. However, the implementation of the Project, which is intended to increase density allowances, would not preclude those properties designated RR from agricultural activities. Moreover, none of the existing parcels within the Project site are currently utilized for agricultural uses and the Project site does not contain any Williamson Act contracts (GP EIR, p. 3.10-6.). Thus, no impacts would occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.2 (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Determination: No Impact

Sources: City of Calimesa General Plan (GP), Zoning Map

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The Project site is not zoned for, and would not cause the rezoning of, forest land, timberland, or timberland zoned for Timberland Production areas. Thus, potential impacts associated with conflict with existing zoning or cause rezoning of forest land would not occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.2 (d) Result in the loss of forest land or conversion of forest land to non-forest use?

Determination: No Impact

Source: City of Calimesa General Plan (GP), Zoning Map,

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

There is no forest land in proximity to the Project site. Thus, potential impacts associated with the loss of forest land or conversion of forest land to non-forest use would not occur. Therefore, this topic will not be addressed in the forthcoming EIR.

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

Determination: No Impact

Sources: City of Calimesa General Plan (GP), Zoning Map, California Department of Conservation (DOC-A)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

For purposes of CEQA, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is collectively referred to as "Farmland." As discussed in *Threshold 3.2 (a)* above, the Project and the surrounding area do not contain Farmland. Moreover, the Project parcels are designated Urban and Built-Up Land, Other Land, and Farmland of Local Importance by the Department of Conservation, which are not Farmland designations. Thus, potential impacts associated with the conversion of Farmland to non-agricultural use due to changes in the existing environment, would not occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.3 AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	■			
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	■			
c. Expose sensitive receptors to substantial pollutant concentrations?	■			
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			■	

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

Determination: Potentially Significant Impact

Sources: City of Calimesa General Plan (GP), South Coast Air Quality Management District, (SCAQMD-A), Project Description

Plans, Policies, or Programs (PPP)

- PPP 3.3-1 City of Calimesa General Plan Policy AQ-2: Promote pedestrian and bicycle circulation in both existing and planned commercial and residential areas.
- PPP 3.3-2 City of Calimesa General Plan Policy AQ-16: Reduce fugitive dust emissions from construction activities.
- PPP 3.3-3 City of Calimesa General Plan Policy SUS-3: Promote increased physical activity, reduced driving, and increased walking, cycling, and public transit by; encouraging the development of compact development patterns that are pedestrian- and bicycle-friendly, and increasing opportunities for active transportation (walking and biking) and transit use.
- PPP 3.3-4 City of Calimesa General Plan Policy SUS-18: Encourage convenient bicycle, pedestrian, and transit access to new commercial and industrial development.
- PPP 3.3-5 City of Calimesa General Plan Policy AQ-8: Require use of energy and fuel-efficient equipment and low emission material in City of Calimesa facilities and infrastructure.
- PPP 3.3-6 South Coast Air Quality Management District's Air Quality Plan (AQMP): All projects would be required to adhere to for regional and local air quality thresholds.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The City is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD has prepared an Air Quality Management Plan (AQMP) for the Basin to establish a comprehensive program to lead the Basin into compliance with all federal and state air quality standards. The AQMP was most recently updated in May 2017. The control measures and related emission reduction estimates included in the AQMP are based on emissions projections for a future development scenario derived from land use, population, and employment estimates defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections in place as of 2017, then the AQMP would have taken into account such uses when it was developed, and the project would not conflict with implementation of such a plan. (SCAQMD-A).

The proposed Project includes various amendments to the CMC amendment and a GPA to allow for increased residential density, more dense residential product types including duplexes, townhomes, condos, and some apartments, and development standards. This increased density may have the potential to increase emissions above SCAQMD thresholds. As such, an Air Quality Analysis will be prepared for and incorporated into the Project's EIR to document the Project's consistency with AQMP.

As discussed above, the implementation of the proposed Project may have the potential to result in significant impacts. To determine the severity of Project-related impacts regarding applicable air quality plans, including AQMP, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.3(b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Determination: Potentially Significant Impact

Sources: City of Calimesa General Plan, South Coast Air Quality Management District (SCAQMD-B), California Air Resources Board (CARB-A)

Plans, Policies, or Programs (PPP)

PPP 3.3-2 City of Calimesa General Plan Policy AQ-16: Reduce fugitive dust emissions from construction activities.

PPP 3.3-6 South Coast Air Quality Management District Rule 402 (Nuisance): This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause 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 public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

PPP 3.3-7 South Coast Air Quality Management District Rule 403 (Fugitive Dust): This rule requires fugitive dust sources to implement best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The portion of the Air Basin within which the proposed Project site is located is designated as a non-attainment area for particulate matter less than 10 microns in diameter (PM-10) under state standards, and for ozone and particulate matter less than 2.5 microns in diameter (PM-2.5) under both state and federal standards. (CARB-A) The SCAQMD considers the thresholds for project-specific impacts and cumulative impacts to be the same. (SCAQMD-B) Therefore, projects that exceed project-specific significance thresholds are considered by SCAQMD to be cumulatively considerable. Air quality impacts can be described in short- and long-term perspectives. Short-term impacts occur during site preparation and Project construction, whereas long-term impacts are associated with Project operation. The Project's short-term and long-term emissions will be evaluated using the industry standard California Emissions Estimator Model (CalEEMod, v. 2020.4.0) air quality modeling software and analyzed for compliance with SCAQMD regional significance thresholds.

As discussed above, the implementation of the proposed Project may have the potential to result in significant impacts. To determine the severity of Project-related impacts regarding air quality, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.3(c) Expose sensitive receptors to substantial pollutant concentrations?

Determination: Potentially Significant Impact

Sources: South Coast Air Quality Management District (SCAQMD-A and SCAQMD-D)

Plans, Policies, or Programs (PPP)

- PPP 3.3-2 City of Calimesa Policy AQ-16: Reduce fugitive dust emissions from construction activities.

- PPP 3.3-6 South Coast Air Quality Management District Rule 402 (Nuisance): This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause 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 public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

- PPP 3.3-7 South Coast Air Quality Management District Rule 403 (Fugitive Dust): This rule requires fugitive dust sources to implement best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

Air Quality impacts to sensitive receptors can be analyzed via Localized Significance Thresholds (LST) analysis, which is recommended, but not required, by SCAQMD. LSTs are applicable to nitrogen oxides (NO_x), carbon monoxide (CO), particulate matter less than 10 microns (PM-10), as well as particulate matter less than 2.5 microns (PM-2.5) and 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 on sensitive receptors. (SCAQMD-C, pp. 1-1 – 1-2) Sensitive receptors include residential uses, school playgrounds, childcare facilities, athletic facilities, hospitals, retirement homes, and convalescent homes. (CARB-B, p. 2-1)

As discussed in *Threshold 3.3(a)* the proposed Project's increase in residential density has the potential to increase emissions. To determine the severity of Project-related impacts regarding pollutant concentrations exposure, further analysis would be required. As such, an Air Quality Analysis will be prepared for and incorporated into the Project's EIR to document the Project's criteria pollutants. Therefore, this topic will be addressed in the forthcoming EIR.

3.3(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Determination: Less Than Significant Impact

Sources; California Air Resources Board (CARB-B)

Plans, Policies, or Programs (PPP)

PPP 3.3-2 City of Calimesa General Plan Policy AQ-16: Reduce fugitive dust emissions from construction activities.

PPP 3.3-6 South Coast Air Quality Management District Rule 402 (Nuisance): This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause 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 public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

PPP 3.3-7 South Coast Air Quality Management District Rule 403 (Fugitive Dust): This rule requires fugitive dust sources to implement best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The California Air Resources Board developed an Air Quality and Land Use Handbook to outline common sources of odor complaints. The sources of odors include sewage treatment plants, landfills, recycling facilities, and petroleum refineries. (CARB-B) Odor impacts during Project operation will be minimal because the land uses proposed on the Project site are not included on CARB's list of facilities that are known to be prone to generate odors. Potential sources of operational odors generated by the Project would include disposal of miscellaneous refuse. Consistent with City

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requirements, all Project generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on-site. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Thus, potential impacts associated with other emissions (such as those leading to odors) adversely affecting a substantial number of people would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.4 BIOLOGICAL RESOURCES

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

3.4(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?*

Determination: Potentially Significant Impact

Source: City of Calimesa General Plan (GP), RCA MSHCP Information Map (RCA-A)

Plans, Policies, or Programs (PPP)

PP 3.4-1 City of Calimesa General Plan Policy RM-10: Local drainage courses should be retained in their natural condition to the extent feasible.

PPP 3.4-2 City of Calimesa General Plan Policy OSPR-2.1: Implement the Western Riverside County Multiple Species Habitat Conservation Plan.

PPP 3.4-3 City of Calimesa General Plan Policy RM-11: The City will require the use of buffers, creative site planning, revegetation, and open space easements/dedications to conserve and protect important plant communities, including: Wildlife habitats; Riparian areas; Wetlands; Oak woodlands; Other significant tree stands; Rare or endangered plant/animal habitats

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

Portions of the Project site are undeveloped and therefore may support biological resources including candidate, sensitive, or special status species. As such a Biological Habitat Assessments and Constraints Analysis and a Multi-Species Habitat Conservation Plan Consistency Analysis pursuant to the MSCHP will be prepared for and incorporated into the Project's EIR to document existing biological resources which could be affected. Therefore, this topic will be addressed in the forthcoming EIR.

3.4(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?*

Determination: Potentially Significant Impact

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.4-1 City of Calimesa General Plan Policy RM-10: Local drainage courses should be retained in their natural condition to the extent feasible.

PPP 3.4-2 City of Calimesa General Plan Policy OSPR-2.1: Implement the Western Riverside County Multiple Species Habitat Conservation Plan.

PPP 3.4-3 City of Calimesa General Plan Policy RM-11: The City will require the use of buffers, creative site planning, revegetation, and open space easements/dedications to conserve and protect important plant communities, including: Wildlife habitats; Riparian areas; Wetlands; Oak woodlands; Other significant tree stands; Rare or endangered plant/animal habitats

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The Project parcels consists of a mix of developed and undeveloped parcels within areas that are mostly developed. The Project parcels, specifically the undeveloped parcels, have the potential to support riparian or other sensitive natural communities. As such a Biological Habitat Assessments and Constraints Analysis and a Multi-Species Habitat Conservation Plan Consistency Analysis pursuant to the MSCHP will be prepared for and incorporated into the Project's EIR to document existing biological resources which may be affected.

As discussed above, the implementation of the proposed Project may have the potential to result in significant impacts. To determine the severity of Project-related impacts regarding riparian or other

sensitive natural communities, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.4(c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Determination: Potentially Significant Impact

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.4-1 City of Calimesa General Plan Policy RM-10: Local drainage courses should be retained in their natural condition to the extent feasible.

PPP 3.4-3 City of Calimesa General Plan Policy RM-11: The City will require the use of buffers, creative site planning, revegetation, and open space easements/dedications to conserve and protect important plant communities, including: Wildlife habitats; Riparian areas; Wetlands; Oak woodlands; Other significant tree stands; Rare or endangered plant/animal habitats.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

Per **Figure 3**, above, the Project parcels do not contain any blue-line streams. However, the forthcoming Biological Habitat Assessments and Constraints Analysis and Multi-Species Habitat Conservation Plan Consistency Analysis will review the Project site for any state or federally protected wetlands. Therefore, this topic will be addressed in the forthcoming EIR.

3.4(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?*

Determination: Potentially Significant Impacts

Source: City of Calimesa General Plan (GP), RCA MSHCP Information Map (RCA-A)

Plans, Policies, or Programs (PPP)

PPP 3.4-1 City of Calimesa General Plan Policy RM-10: Local drainage courses should be retained in their natural condition to the extent feasible.

PPP 3.4-2 City of Calimesa General Plan Policy OSPR-2.1: Implement the Western Riverside County Multiple Species Habitat Conservation Plan.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this topic.

Impact Analysis

The Project parcels consist of a mix of developed and undeveloped parcels within areas that are mostly developed. One property (Parcel 413-320-003 near Buena Mesa Drive) is located entirely within Criteria Cell 410, and the southernmost portion of three properties (Parcels 411-200-022, 411-200-007, and 411-200-008 west of the I-10 freeway) are located in Criteria Cell 323, which are areas that may potentially contain sensitive habitat and wildlife necessary for the MSHCP conservation. (RCA-A) As such a Biological Habitat Assessments and Constraints Analysis and a Multi-Species Habitat Conservation Plan Consistency Analysis pursuant to MSCHP will be prepared for and incorporated into the Project's EIR to document potential corridors or nursery sites at the Project site. As discussed above, the implementation of the proposed Project may have the potential to result in significant impacts. To determine the severity of Project-related impacts regarding riparian or other sensitive natural communities, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

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

Determination: Potentially Significant Impacts

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

- PPP 3.4-1 City of General Plan Calimesa Policy RM-10: Local drainage courses should be retained in their natural condition to the extent feasible.
- PPP 3.4-2 City of Calimesa General Plan Policy OSPR-2.1: Implement the Western Riverside County Multiple Species Habitat Conservation Plan.
- PPP 3.4-3 City of Calimesa General Plan Policy RM-11: The City will require the use of buffers, creative site planning, revegetation, and open space easements/dedications to conserve and protect important plant communities, including: Wildlife habitats; Riparian areas; Wetlands; Oak woodlands; Other significant tree stands; Rare or endangered plant/animal habitats.
- PPP 3.4-4 City of Calimesa General Plan Policy RM-13: Native oak trees should be preserved whenever feasible. If preservation is not possible, trees should be replaced with oak trees of the same species at a ratio of 1:1.
- PPP 3.4-5 CMC Chapter 18.70, Section 18.70.180 – Tree Preservation Guidelines. Provides tree preservation guidelines to be incorporated into approved grading, building, and landscaping plans as appropriate and shall apply to all species of trees with the exception of oak trees.
- PPP 3.4-6 CMC Chapter 18.80 – Tree Preservation. Regulates and set forth criteria for the cutting, pruning, removal, relocation, or replacement of oak trees to ensure that no oak trees are removed unless certain circumstances are met.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The City of Calimesa’s tree preservation ordinance, codified in CMC Chapter 18.80, outlines requirements for the removal and replacement of oak trees. In addition, CMC Chapter 18.70, Section 18.70.120 – Tree Preservation Guidelines (separate from the oak tree guidelines), requires that the listed tree preservation guidelines be incorporated into grading, building, and landscaping plans, and applies to all other species of trees. Among other things, the guidelines indicate that the removal of healthy, shade-providing, aesthetically valuable trees shall be discouraged, and that if more than five trees are to be cut down, uprooted, destroyed, or removed within a 36-month period, a permit issued by the community development department will be required. Construction of the proposed Project will include potential removal of trees at multiple locations within the Project site. Future developments would be required to submit a tree survey to the Planning Department and comply with the City’s’ preservation ordinance and the tree preservation guidelines if protected trees are removed.

The City’s GP policies RM-10, OSPR-2.1, RM-11, and RM-13, require drainages to be retained in their natural condition, if feasible, and compliance with the MSHCP to conserve and protect important plant communities and other significant tree strands. As such a Biological Habitat Assessments and Constraints Analysis and a Multi-Species Habitat Conservation Plan Consistency Analysis pursuant to MSCHP will be prepared for the forthcoming EIR to document potential impacts to tree and vegetation communities within the Project site. Therefore, this topic will be addressed in the forthcoming EIR.

3.4(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?

Determination: Potentially Significant Impact
City of Calimesa General Plan (GP), RCA MSHCP Information Map (RCA)

Plans, Policies, or Programs (PPP)

- PPP 3.4-2 City of Calimesa General Plan Policy OSPR-2.1: Implement the Western Riverside County Multiple Species Habitat Conservation Plan.
- PPP 3.4-5 Compliance with Western Riverside County Multiple Species Habitat Conservation Plan.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The City of Calimesa is a Permittee to the Multiple Species Habitat Conservation Plan (MSHCP) and therefore is subject to all its requirements. The Project parcels would already be subject to the MSHCP requirements pursuant to the City’s General Plan. The RIPAOZ will not change that condition. A Biological Habitat Assessments and Constraints and Multi-Species Habitat Conservation Plan Consistency Analysis will be prepared for and incorporated into the Project’s EIR in order to determine if any of the properties within the proposed RIPAOZ boundary would conflict with the MSHCP provisions. Therefore, this topic will be addressed in the forthcoming EIR.

3.5 CULTURAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	■			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	■			
c. Disturb any human remains, including those interred outside of formal cemeteries?			■	

3.5(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Determination: Potentially Significant Impact

Source: Project Description

Plans, Policies, or Programs (PPP)

PPP 3.5-1 City of Calimesa General Plan Policy RM-16: Identify, protect, and preserve the historical and cultural resources of the city.

- Action Item RM-16.1: Increase public awareness of Calimesa’s cultural heritage and resources through development of education programs.
- Action Item RM-16.2: Require the preservation of identified cultural resources to the extent possible, through dedication, removal, transfer, reuse, or other means.
-

PPP 3.5-2 City of Calimesa General Plan Policy RM-17: 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.

- Action Item RM-17.1: Identify opportunities for adaptive reuse of historic sites and buildings.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The State CEQA Guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the National Register of Historical Places (NHRP), included in a local register of historical resources or determined to be historically significant by the Lead Agency. A Cultural Resources Report will be prepared and incorporated into the Project’s EIR to document existing historical resources which may affect properties within the proposed RIPAOZ boundary. Therefore, this topic will be addressed in the forthcoming EIR .

3.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Determination: Potentially Significant Impact

Source: Project Description

Plans, Policies, or Programs (PPP)

- PPP 3.5-1 City of Calimesa General Plan Policy RM-16: Identify, protect, and preserve the historical and cultural resources of the city.
- Action Item RM-16.1: Increase public awareness of Calimesa’s cultural heritage and resources through development of education programs.
 - Action Item RM-16.2: Require the preservation of identified cultural resources to the extent possible, through dedication, removal, transfer, reuse, or other means.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Ground disturbing activities of future implementing developments may potentially impact archeological resources. As such a Cultural Resources Analysis pursuant to will be prepared for and incorporated into the Project’s EIR to document existing archeological resources which may be affected. Therefore, this topic will be addressed in the forthcoming EIR.

3.5(c) Disturb any human remains, including those interred outside of formal cemeteries?

Determination: Less Than Significant Impact

Sources: California Health and Safety Code §7050.5, (CHSC 7050.5.)

Plans, Policies, or Programs (PPP)

- PPP 3.5-4 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq., and provisions of AB 52 concerning consideration of Tribal Cultural Values in determination of project impacts and mitigation.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

None of the properties within the RIPAOZ boundary are located within any known formal cemeteries. A portion of the parcels within the Project site have some sort of development, while others are vacant and undeveloped. Construction activities may have the potential to uncover human remains, if present. However, state law has strict regulations for handling human remains. Per the State Health and Safety Code (HSC) 7050.5, if human remains are encountered during construction, no further disturbance shall occur in the immediate vicinity (within a 100-foot buffer) until the County Coroner determines the origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the County Coroner determines that the remains are not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent for this area. Once the most likely descendent is determined, treatment of the Native American human remains will proceed pursuant to Public

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Resources Code Section 5097.98. Any future implementing development will be required to comply with HSC 7050.5 and PRC 5097.98 should any ground disturbance occur. Thus, through compliance with said regulations, impacts to human remains would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.6 ENERGY

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	■			
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	■			

3.6(a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.*

Determination: Potentially Significant Impact

Source: Project Description

Plans, Policies, or Programs (PPP)

PPP 3.6-1 City of Calimesa General Plan Policy AQ-8: Require use of energy and fuel-efficient equipment and low emission material in City of Calimesa facilities and infrastructure.

PPP 3.6-2 CalGreen Standards Code (Part 11, Title 24) (CalGreen): The California Green Building Standards Code—Part 11, Title 24, California Code of Regulations—known as CalGreen, is the first-in-the-nation mandatory green building standards code. In 2007, California Building Standards Commission (CBSC) developed green building standards in an effort to meet the goals of California’s California Global Warming Solutions Act of 2006 Assembly Bill 32 (AB 32), which establishes a comprehensive program of cost-effective reduction of greenhouse to 1990 levels by 2020.

PPP 3.6-3 Building Energy Efficiency Standards (Parts 6 and 11, Title 24): The California’s energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project includes various amendments to the CMC and a GPA to define the RIPAOZ, identify allowable uses, and establish development standards. The RIPAOZ will allow for increased residential density more dense residential product types in certain areas to allow to provide compliance with newly adopted State laws. This increase in density may have the potential to increase the energy consumed by the parcels as compared to the existing conditions. As such, an Energy Consumption Analysis will be prepared for and incorporated into the Project’s EIR to document the effect of the RIPAOZ will have on energy consumption and determine whether the RIPAOZ will result in wasteful, inefficient, or unnecessary consumption of energy resources.

As discussed above, the implementation of the proposed Project may have the potential to result in significant impacts. To determine the severity of Project-related impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.6(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

Determination: Potentially Significant Impact

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.6-2 CalGreen Standards Code (Part 11, Title 24) (CalGreen): The California Green Building Standards Code—Part 11, Title 24, California Code of Regulations—known as CalGreen, is the first-in-the-nation mandatory green building standards code. In 2007, California Building Standards Commission (CBSC) developed green building standards in an effort to meet the goals of California’s California Global Warming Solutions Act of 2006 Assembly Bill 32 (AB 32), which establishes a comprehensive program of cost-effective reduction of greenhouse to 1990 levels by 2020.

PPP 3.6-2 Building Energy Efficiency Standards (Parts 6 and 11, Title 24): The California’s energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project’s compliance with state and local plans for renewable energy or energy efficiency cannot be determined without an analysis of the Project’s energy consumption, which is not yet available. Thus, pending this analysis, the Project may result in potentially significant impacts. Therefore, this topic will be addressed in the forthcoming EIR.

3.7 GEOLOGY AND SOILS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.			■	
2) Strong seismic ground shaking?			■	
3) Seismic-related ground failure, including liquefaction?			■	
4) Landslides?			■	
b. Result in substantial soil erosion or the loss of topsoil?			■	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			■	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			■	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			■	

3.7 (a) (1) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

Determination: Less Than Significant Impact

Source: City of Calimesa General Plan (GP), City of Calimesa General Plan EIR (GP EIR), Department of Conservation, EQ Zapp (DOC-B), City of Calimesa Municipal Code (CMC)

Plans, Policies, or Programs (PPP)

PPP 3.7-1 City of Calimesa General Plan Policy SAF-1: Discourage development near areas susceptible to potential seismic or geological hazards

Project Design Features (PDF)

There are no Project Design Features relating to this topic.

Impact Analysis

An “active” fault, as defined by the 1994 Alquist-Priolo Earthquake Fault Zoning Act, is one that shows displacement within the last 11,000 years and therefore is considered more likely to generate a future earthquake and surface rupture than a fault that shows no sign of recent rupture. The Alquist-Priolo Earthquake Fault Zoning Act requires the California State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps in order to mitigate the hazard of surface faulting to structures for human occupancy. (GP EIR, p. 3.6-11).

The City is bound by two of the most active faults in Southern California: the San Andreas fault to the northeast and the San Jacinto fault to the southwest, both of which are Alquist-Priolo Earthquake Fault Zones. Other smaller faults in the region associated with the San Andreas fault system also have the potential for generating earthquakes that would result in strong ground shaking, and perhaps even surface rupture, in the City. (GP EIR, p. 3.6-11).

The Casco Fault Zone, a known Alquist Priolo Fault Zone, is within the City boundaries. The closest portion of the Project site is parcel 413-320-003, near Buena Mesa Drive located approximately 0.80 miles west of the Casco Fault Zone. (DOC-B) However, this fault zone is not within the Project site; therefore, the potential for on-site fault rupture is very low.

The Alquist-Priolo Earthquake Fault Zoning Act requires that before a project can be permitted, cities and counties shall require a geologic investigation [such as a geotechnical report] prepared by a licensed geologist to demonstrate that buildings will not be constructed across active faults. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). (GP EIR, pp. 3.6-13 – 3.6-14.)

The California Building Code (CBC) provides minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The provisions of the CBC apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout the State of California. These standards also include design criteria for seismic loading and other geologic hazards. The City of Calimesa adopted the California Building Code (CBC) in Chapter 15.05 – Adoption of California Building Code, Edition 2019, of the CMC. (GP EIR, p. 3.6-14).

Although seismic activity is known to exist throughout Southern California that may indirectly cause impacts, there are no known faults through Project site. As required by law and the City’s Development Plan Review, all development, including future implementing development within the Project parcels, would be required to prepare a geotechnical report to demonstrate, among other things, that proposed development will not be constructed across active fault lines and that the development will be designed pursuant to the current CBC standards. Compliance with said regulations will minimize the risk of loss, injury, or death involving rupture of a known earthquake fault. These provisions already apply to the Project parcels, and the implementation of the RIPAOZ will not change this condition. Thus, potential impacts associated with rupture of a known earthquake fault would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.7 (a) (2) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Determination: Less than Significant Impact

Source: City of Calimesa General Plan (GP), City of Calimesa General Plan EIR (GP EIR), Department of Conservation, EQ Zapp (DOC-B), City of Calimesa Municipal Code (CMC)

Plans, Policies, or Programs (PPP)

PPP 3.7-1 City of Calimesa General Plan Policy SAF-1: Discourage development near areas susceptible to potential seismic or geological hazards

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As discussed above, the Project site is not located within an earthquake fault zone boundary. Nevertheless, all future implementing development projects would be subject to the City's Development Review Process which will require future developments to prepare a geotechnical report and design that all buildings to be designed in accordance with CBC standards. Compliance with said standards will minimize the risk of loss, injury, or death involving strong seismic shaking. These provisions already apply to the Project parcels, and the implementation of the RIPAOS will not change this condition. Thus, potential impacts associated with strong seismic ground shaking would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.7 (a) (3) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?

Determination: Less Than Significant Impact

Source: City of Calimesa General Plan (GP), City of Calimesa General Plan EIR (GP EIR), Department of Conservation, EQ Zapp (DOC-B), City of Calimesa Municipal Code (CMC)

Plans, Policies, or Programs (PPP)

PPP 3.7-1 City of Calimesa General Plan Policy SAF-1: Discourage development near areas susceptible to potential seismic or geological hazards

- Action Item SAF-1.2: Require liquefaction assessment studies in areas identified as having moderate to high liquefaction susceptibility.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. Liquefaction causes three types of ground failure: lateral spreads, flow failures, and loss of bearing strength.

Three factors are required for liquefaction to occur:

- Loose, granular sediment (typically "made" land and beach and stream deposits that are young enough (late Holocene) to be loose);

- Saturation of the sediment by shallow groundwater (water fills the spaces between sand and silt grains); and
- Strong shaking.

According to the City's GP Figure SAF-2: Liquefaction Susceptibility, portions of the Project site are located within areas of low to moderate liquefaction susceptibility. Action Item SAF 1.2 requires the preparation of a liquefaction assessment, as part of a geotechnical investigation, in areas identified as having moderate to high liquefaction susceptibility. (GP, p. 8-15) Accordingly, each future development project within an area of moderate to high liquefaction susceptibility would be required to prepare a site- specific geotechnical investigation to identify site conditions and formulate design and construction recommendations. Compliance with site- specific geotechnical design and construction recommendations, pursuant to GP Action Item SAF 1.2, will minimize the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. These provisions already apply to the Project parcels, and the implementation of the RIPA0Z will not change this condition. Thus, potential impacts associated with seismic-related ground failure, including liquefaction would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.7 (a) (4) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?

Determination: Less Than Significant Impact

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.7-1 CMC Chapter 18.55 – Hillside Development Regulations. Reduces impacts of development in hillside areas and ensure that the hillsides are developed in an environmentally sensitive manner which protects the public health, safety, and welfare.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The soils and bedrock units underlying the City are susceptible to land sliding, debris and mudflow, settlement, and erosion. Most of the City is underlain by older alluvium and sediments of the San Timoteo Formation. Where these deposits are exposed in locally steep faces, such as riverbank cliffs, the sediments are susceptible to surficial soils slips, debris flows, and mudflows The younger alluvial deposits, typically located in the flatter valley floor areas, are generally not susceptible to land sliding or debris and mudflows. (GP, p 3.6-7). The properties within the proposed RIPA0Z boundary are located on relatively flat gradient areas of the City's valley. As per CMC Chapter 18.55, slopes of 0 to 15 percent consist of flat, gentle, or rolling land. Slopes of 16 percent and above consist of hillsides and mountain areas where development is subject

to the requirements of the City's Hillside Overlay. None of the individual parcels are within the Hillside Overlay. Because none of the properties are located within the Hillside Overlay and all have a slope of less than 16 percent, none of the properties are considered a hillside or mountainous that could lead to landslides. Thus, the potential for a landslide at the Project site is low. Thus, potential impacts associated with the risk of loss, injury, or death due to landslides would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

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

Determination: Less Than Significant Impact

Sources: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.7-3 Future implementing development within the Project site shall prepare a Stormwater Pollution Prevention Plan pursuant to statewide Construction General Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the State Water Resources Control Board (SWRCB) from the State Water Resources Control Board (SWRCB) prior to grading permit issuance the City, Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Calimesa staff and the state water resources control board staff.

PPP3.7-4 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project proposes to allow for higher residential density within the boundaries of the proposed RIPAOZ. However, this Project does not propose any implementing projects. Each future implementing development project on a parcel within the RIPAOZ would be required to comply with existing local, State and Federal requirements, and erosion would be minimized through compliance with the National Pollutant Discharge Elimination System (NPDES) general construction permit which requires that a storm water pollution prevention plan (SWPPP) be prepared prior to construction activities and implemented during construction activities. The preparation of a SWPPP will identify Best Management Practices (BMPs) to address soil erosion. Upon compliance with these standard regulatory requirements, future implementing development projects are not anticipated to result in substantial soil erosion or the loss of topsoil. All future implementing projects will be required to comply with the erosion-control measures identified in CMC Chapter 16.10, prior to the issuance of grading, building, and occupancy permits. Implementation of the RIPAOZ will not change this condition. Thus, through compliance with City's policies, impacts regarding soil erosion or the loss of topsoil would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.7(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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

Determination: Less Than Significant Impact

Source: City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

PPP 3.7-5 Future implementing development within the Project site is required to comply with the California Building Standards Code and City of Calimesa Building Code standards to minimize significant adverse effects associated with seismic hazards.

PPP 3.7-6 Future implementing development within the Project site, pursuant to the Alquist-Priolo Earthquake Fault Zoning Act, is required to prepare a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Impacts related to liquefaction and landslides at the Project site are less than significant as discussed above in Threshold 3.7 (a)(3) and Threshold 3.7 (a)(4), respectively. Lateral spreading is one of three types of ground failures caused by liquefaction. (GP EIR, p. 3.6-12). Portions of the Project site are located within an area that has low to moderate liquefaction susceptibility. However, as indicated in Threshold 3.7 (a)(3,) liquefactions impacts are considered less than significant with adherence to site-specific design and construction recommendations from geotechnical investigations required by GP Action Item SAF 1.2. Moreover, all future implementing development within the proposed RIPAOZ would be required to adhere to the City's CMC and CBC regulations, and the Alquist Priolo-Earthquake- Fault Zoning Act to help ensure the adequate design and construction of building foundations to resist soil movement. (GP EIR, p. 3.6-19). Adherence to said standards would reduce potential impacts of lateral spreading to less than significant levels.

Land subsidence results in a slow-to-rapid downward movement of the ground surface as a result of the vertical displacement of the ground surface, usually resulting from groundwater withdrawal. (GP EIR, p. 3.6-12). Ground subsidence as a result of groundwater extraction has been documented at several locations in California, including the Bunker Hill-Yucaipa, Chino-Riverside, and Temecula areas. Subsidence in these areas has typically occurred over broad areas, in valleys filled with thick alluvium, where groundwater levels have declined as much as 150 feet over a period of several decades. In contrast, ground subsidence has not been documented in the Calimesa area, partly because most valleys contain unconsolidated, subsidence-prone sediments only at shallow depths. (GP EIR, p. 3.6-12). Accordingly, the potential for subsidence at the Project site is low and impacts would be less than significant.

As discussed above, and because existing construction standards already apply to the Project parcels, and the implementation of the RIPAOZ will not result in any new or different impacts, the Project's impacts regarding landslide, lateral spreading, subsidence, or liquefaction would remain less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

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

Determination: Less than Significant Impact

Source: City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

PPP 3.7-5 Future implementing development within the Project site is required to comply with the California Building Standards Code and the City of Calimesa's Building Code standards to minimize significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Expansive soils expand when wet and shrink when dry. The amount or type of clay present in soil determines its shrink-potential. The Project proposes to increase the density of certain residential parcels, allowing for more dense residential product types including duplexes, townhomes, condos, and some apartments. Each future developing project at the Project site would be required to adhere to CBC standards that include engineering practices requiring special design and construction methods that reduce or eliminate potential expansive soil-related impacts. Compliance with CBC regulations would help ensure the adequate design and construction of building foundations to resist soil movement. These provisions already apply to the Project parcels, and the implementation of the RIPAOZ will not change this condition. Thus, potential impacts associated with expansive soils would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

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

Determination: No Impact

Source: Project Description

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project includes various amendments to the CMC and a GPA to allow for increased residential density, more dense residential product types including duplexes, townhomes, condos, and some apartments, and development standards. The Project does not include any development at this time. However, future development at the Project site would not necessitate the use of septic tanks or alternative wastewater disposal systems since the City is served by a sanitary sewer system. (GP EIR, p. 3.6-16). Thus, no potential impacts regarding septic tank or alternative wastewater system would occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.7(f) *Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

Determination: Less than Significant Impact.

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

According to the City's General Plan, the western part of the City has a high potential to produce significant paleontological resources. This area contains sediments of Plio-Pleistocene ice age, referred to as the San Timoteo Formation. These sediments are overlain by fine-grained sediments, as found on Haskell Ranch (within the Summerwind Ranch Specific Plan area) and Shutt Ranch, between Interstate 10 and San Timoteo Canyon. The San Timoteo Formation and overlying sediments are known to have produced abundant and diverse floral and faunal remains. (GP, p. 6-7). All Project parcels are outside the Summerwind Ranch Specific Plan area and Shutt Ranch, away from the San Timoteo Canyon where paleontological resources have a higher likelihood of being located. Thus, impacts are less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.8 GREENHOUSE GAS EMISSIONS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	■			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	■			

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

Determination: Potentially Significant Impact

Source: South Coast Air Quality Management District (SCAQMD-B)

Plans, Policies, or Programs (PPP)

- PPP 3.3-1 City of Calimesa General Plan Policy AQ-2: Promote pedestrian and bicycle circulation in both existing and planned commercial and residential areas.

- PPP 3.3-3 City of Calimesa General Plan Policy SUS-3: Promote increased physical activity, reduced driving, and increased walking, cycling, and public transit by; encouraging the development of compact development patterns that are pedestrian- and bicycle-friendly, and increasing opportunities for active transportation (walking and biking) and transit use.

- PPP 3.3-4 City of Calimesa General Plan Policy SUS-18: Encourage convenient bicycle, pedestrian, and transit access to new commercial and industrial development.

- PPP 3.3-5 City of Calimesa General Plan Policy AQ-8: Require use of energy and fuel-efficient equipment and low emission material in City of Calimesa facilities and infrastructure.

- PPP 3.8-1 City of Calimesa General Plan Policy AQ-8: Require use of energy and fuel-efficient equipment and low emission material in City of Calimesa facilities and infrastructure.

- PPP 3.8-2 City of Calimesa General Plan Policy AQ-18: Support local, regional, and statewide efforts to reduce greenhouse gas emissions.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

For CEQA purposes, the City has discretion to select an appropriate significance criterion, based on substantial evidence. The SCAQMD’s recommended draft numerical threshold of 3,000 metric tons

carbon dioxide equivalent (MTCO₂E) per year for non-industrial projects is selected as the significance criterion. (SCAQMD-B).

The proposed Project includes various amendments to the CMC and a GPA to allow for increased residential density, more dense residential product types including duplexes, townhomes, condos, and some apartments, and development standards. This increased density may have the potential to increase greenhouse gas emissions above SCAQMD thresholds. As such, a Greenhouse Gas Analysis will be prepared for and incorporated into the Project's EIR to document the greenhouse gas that may be generated by implementation of the Project. The Greenhouse Gas Analysis will address the GHG generated from the proposed construction and operation activities using the CalEEMod software.

As discussed above, the implementation of the proposed Project may have the potential to result in significant impacts related to greenhouse gas emission from the increased density afforded by the RIPAOZ. To determine the severity of Project-related impacts regarding greenhouse gas emissions, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.8(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Determination: Potentially Significant Impact

Source: Project Description

Plans, Policies, or Programs (PPP)

- PPP 3.3-1 City of Calimesa General Plan Policy AQ-2: Promote pedestrian and bicycle circulation in both existing and planned commercial and residential areas.
- PPP 3.3-3 City of Calimesa General Plan Policy SUS-3: Promote increased physical activity, reduced driving, and increased walking, cycling, and public transit by; encouraging the development of compact development patterns that are pedestrian- and bicycle-friendly, and increasing opportunities for active transportation (walking and biking) and transit use.
- PPP 3.3-4 City of Calimesa General Plan Policy SUS-18: Encourage convenient bicycle, pedestrian, and transit access to new commercial and industrial development.
- PPP 3.3-5 City of Calimesa General Plan Policy AQ-8: Require use of energy and fuel-efficient equipment and low emission material in City of Calimesa facilities and infrastructure.
- PPP 3.8-1 City of Calimesa General Plan Policy AQ-8: Require use of energy and fuel-efficient equipment and low emission material in City of Calimesa facilities and infrastructure.
- PPP 3.8-2 City of Calimesa Policy General Plan AQ-18: Support local, regional, and statewide efforts to reduce greenhouse gas emissions.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As discussed in Threshold 3.8(a) above, the Project may have to potential to increase GHG emissions to levels that may impact the environment. The preparation of the Greenhouse Gas Analysis which will included in the forthcoming EIR, will determine the operation and operation GHG emissions and whether those emission exceed applicable GHG plans, policies, or regulations.

As discussed above, the implementation of the proposed Project may have the potential to result in significant impacts. To determine the severity of Project-related impacts regarding GHG plans, policies, or regulations, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.9 HAZARDS AND HAZARDOUS MATERIALS

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

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

Determination: Less than Significant Impact

Source: City of Calimesa General Plan (GP), CCR 8, CCR 13, CCR 22, CCR 26, CFR, CHSC 6.95

Plans, Policies, or Programs (PPP)

PPP 3.9-1 The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.

PPP 3.9-2 City of Calimesa General Plan Policy SAF-7: Land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials shall be located a safe distance from land uses that may be adversely impacted by such activities.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project would allow for higher residential density and more dense residential product types including duplexes, townhomes, condos, and some apartments within the proposed RIPAOZ boundary. These residential uses have a limited use of potentially hazardous materials during their operations (typical materials include household cleaners and household waste). As such, generation of hazardous materials for these properties would be low.

Future residential construction on any of the Project parcels will involve the transport of fuels, lubricants, and various other liquids for operation of construction equipment during construction. These materials will be transported to the Project site by equipment service trucks. In addition, workers will commute to the Project site via private and company owned vehicles and will operate construction vehicles and equipment on the Project site. The United States Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transport of hazardous materials, as described in Code of Federal Regulations Title 49 (CFR), and implemented by California Code of Regulations Title 13 (CCR 13).

Materials that are hazardous to humans and animals will be present during Project construction including diesel fuel, gasoline, equipment fuels, concrete, lubricant oils, adhesives, human waste, and chemical toilets. The potential exists for direct impacts to human health and the environment from accidental spills of small amounts of hazardous materials during Project construction. However, a variety of federal, state, and local laws govern the transport, generation, treatment, and disposal of hazardous materials and wastes; for instance, appropriate documentation for all hazardous waste that is transported in connection with this Project's activities will be provided as required for compliance with existing hazardous materials regulations codified in California Code of Regulations Titles 8 (CCR 8), 22 (CCR 22), and 26 (CCR 26), and their enabling legislation set forth in California Health and Safety Code Chapter 6.95 (CHSC 6.95). Further, hazardous materials are required to be stored in designated areas designed to prevent accidental release to the environment, and to be disposed of according to the rules and regulations of federal and state agencies. In addition, the presence of such hazardous materials within the Project site will cease upon construction completion. Any development proposed for the Project parcels is already required to comply with all applicable laws and regulations regarding the transport, use, and disposal of hazardous materials, even without the RIPAOZ, and this condition will not change with the RIPAOZ being implemented. Thus, potential impacts associated with routine transport, use, or disposal of hazardous materials would be less than significant. Therefore, this topic will not be discussed in the forthcoming EIR.

3.9(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?

Determination: Less than Significant Impact

Sources: City of Calimesa General Plan (GP), Department of Toxic Substances Control (CDTSC), State Water Resources Control Board (CSWRCB-A, CSWRCB-B, CSWRCB-C)

Plans, Policies, or Programs (PPP)

PPP 3.9-1 The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by

the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As discussed under Threshold 3.9(a) above, impacts related to exposure of the public to hazardous materials due to transportation, use, and disposal of hazardous materials in the Project site are less than significant, as future construction on the Project parcels would be carried in accordance with all applicable state and federal laws. However, the public may also be exposed to hazardous materials during ground disturbing activities if new development or redevelopment at the Project site were to be located on a current or historical hazardous material site, adjacent to a listed hazardous material site, or the existing structures contain asbestos or lead-based -paint.

The State of California Hazardous Waste and Substances Site List (also known as the Cortese List) provides information about the location of hazardous materials sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency to annually update the Cortese List. The Department of Toxic Substances Control (DTSC) is responsible for preparing a portion of the information that comprises the Cortese List. The EnviroStor database provides the DTSC's component of Cortese List data by identifying state response sites, federal Superfund sites, school cleanup sites, and voluntary cleanup sites. The EnviroStor database identifies sites that have known contamination or sites for which further investigation is warranted. It also identifies facilities that are authorized to treat, store, dispose, or transfer hazardous waste. According to the EnviroStor database and the GP, there are no hazardous material sites known to handle and store hazardous materials or associated with a hazardous material-related release in the City. (GP EIR, p. 3.8-2; CDTSC) As such, implementing projects at the Project site would have a low potential to release hazardous materials into the environment.

The State Water Resources Control Board (SWRCB) records soil and/or groundwater contamination caused by leaking underground storage tanks (LUSTs) in its Geotracker database, which is part of the Cortese List. LUSTs are a significant source of petroleum impacts to groundwater and can also result in exposure from impacts to soil and/or groundwater, contamination of drinking water aquifers, contamination of public or private drinking water wells, and the Inhalation of vapors. (GP EIR, p. 3.8-2) The Geotracker database identified six LUST sites in the City. Two sites are located near the intersection of W County Line Road and Calimesa Boulevard. These sites include the Unocal #5636 at 665 W County Line Road and Calimesa Gas Station at 905 Calimesa Boulevard. The other four sites are located near the intersection of Calimesa Boulevard and Sandalwood Drive. These sites include the County Cork Liquor located at 1198 Calimesa Boulevard, Arco Calimesa #1958 at 1216 Calimesa Boulevard, the Arco #1958 at 1216 Calimesa Boulevard, and the Shell #1213 site at 1213 Calimesa Boulevard. However, SWRCB issued a formal closure document for all six of the sites. (CSWRCB-A). Moreover, none these sites are in the vicinity of properties located within the proposed RIPAOZ boundary. As such, future implementing development projects within the RIPAOZ would have a low potential to release hazardous materials into the environment.

SWRCB is required to, at least annually, identify and conduct water quality assessment tests (through the Regional Water Quality Control Boards) of solid waste disposal sites to determine if any hazardous waste has migrated into the water. The SWRCB administers the process of data collection and site testing through the Land Disposal Program. The Land Disposal Program regulates waste

discharge to land for treatment, storage, and disposal in waste management units, which include waste piles, surface impoundments, and landfills. There are no solid water disposal sites in the City. (CSWRCB-B).

SWRCB is also required to submit at least annually a list of all cease and desist orders (CDO) issued after January 1, 1986, and of all cleanup or abatement orders (CAO) issued after January 1, 1986, that concern the discharge of wastes that are hazardous materials. As a component of compliance, the SWRCB publicizes available active cease and desist orders and CAOs. There are no actively enforced CAO in the City. (CSWRCB-C).

Another potential exposure to hazardous materials could occur during demolition and/or redevelopment on the parcels that contain existing structures, such as exposure to asbestos or lead-based paint. The City's demolition requirements, pursuant to state law (CCR Title 8 Section 1529, Section 1532.1, and AQMD Rule 1403) require a hazardous materials survey (Asbestos and lead) for each existing structure and identify how such materials encountered will be handled and disposed of as required by law. All future implementing development projects that require demolition or redevelopment with respect to existing structures will be required to comply with this State law.

As discussed above, the Project has a low potential to release hazardous materials during ground disturbing activities since the Project parcels are not known to be located on, or adjacent to a current or historical hazardous material site. Moreover, future implementing development projects within Project boundary will be required to comply with local, state, and federal regulations during project construction and operation as discussed in Threshold 3.9(a) above. Thus, impacts regarding a foreseeable upset and accident conditions involving the release of hazardous materials into the environment, would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

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

Determination: No Impact

Sources: Yucaipa-Calimesa Joint Unified School District

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The eastern portion of the Project parcels (Parcels 411-200-022, 411-200-001, -002, -003, -004, 411-200-007, and -008) located east of Interstate 10 are located within one quarter mile of a school; Mesa View Elementary School. The Project does not include any development at this time. Future implementing development projects may involve the use, transport, and storage of hazardous materials associated with the Project parcels during Project construction. However, as discussed in Threshold 3.9(a) above, compliance with existing laws and regulations would ensure that potential impacts are less than significant. Once construction is complete, the operations of the residential uses would not include significant hazardous materials, as is also discussed in Threshold 3.9(a) above.

The Project does not include stationary sources of hazardous waste emissions and is not anticipated facilitate or attract a large number of mobile sources that may spend long periods of time idling at the parcels within the Project site, in contrast to if the Project were rezoning to allow warehouse/transfer facilities. (SCAQMD-C) The Project is not anticipated to emit hazardous emissions based on the residential uses it would allow. As discussed above in Threshold 3.9(a) all new development facilitated by the Project will be required to comply with the regulations, standards, and guidelines established by the federal, state, and local governments related to hazardous materials and the risk of exposure to hazardous emissions from hazardous or acutely hazardous materials, substances, or waste. These provisions already apply to properties located within the proposed RIPAOZ boundary. With implementation of the proposed Project, that condition will not change. Thus, potential impacts associated with hazardous emissions/hazardous materials within one quarter mile of a school would be less than significant. Therefore, this topic will not be discussed in the forthcoming EIR.

3.9(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?

Determination: No Impact

Sources: City of Calimesa General Plan (GP), Department of Toxic Substances Control (CDTSC), State Water Resources Control Board (CSWRCB-A, CSWRCB-B, CSWRCB-C)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As discussed under Threshold 3.9(b) above, none of the properties located within the proposed RIPAOZ boundary are located on or adjacent to hazardous materials sites listed on DTSC or SWRCBs lists which are collectively referred to as Cortese list, pursuant to Government Code Section 65962.5. As such, implementation of the Project, which, would have a low potential to create a significant hazard to the public or the environment. Thus, as outlined above, and since the RIPAOZ will not change the provisions or conditions afforded by exiting laws and regulations set forth to regulate the emissions and release of hazardous materials, no potential impacts would occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.9(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?

Determination: No Impact

Source: Riverside County Airport Land Use Commission, Redlands Municipal Airport, City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

There are no public airports, public use airports, or private airstrips in the City of Calimesa. The closest airport is the Redlands Municipal Airport, located approximately 7 miles north of the Project site. Thus, potential impacts associated with safety hazard or excessive noise for people residing or working in the Project located within an airport land use plan or within two miles of a public airport or public use airport would not occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.9(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Determination: Less Than Significant Impact

Sources: Calimesa General Plan (GP), Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

- PPP 3.9-3 The City of Calimesa General Plan Figure SAF-7: Evacuation Routes, identifies the following evacuation routes: Interstate 10 and California Street for north-south movement of traffic; County Line Road for east-west movement of traffic. Additional streets that can augment the routes include Calimesa Boulevard, 3rd Street and 5th Street for north-south traffic flow, as well as Avenue L and Singleton Road for east-west traffic movement.

- PPP 3.9-4 City of Calimesa Operations Emergency Plan (2007) incorporates and coordinates all the facilities and personnel of the City into an efficient organization capable of responding effectively to any emergency. The Emergency Plan is an extension of the State Emergency Plan.

- PPP 3.9-5 Riverside County Operational Area Emergency Operations Plan (2006) establishes the emergency organizational structure, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements using the Standardized Emergency Management System. The objective of the Emergency Operations Plan is to incorporate and coordinate all the facilities and personnel of the County and Operational Area member jurisdictions, including Calimesa, into an efficient organization capable of responding effectively to any emergency. The Emergency Operations Plan is an extension of the State Emergency Plan.

- PPP 3.9-6 Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012) identifies the county’s hazards, reviews, and assesses past disaster occurrences, estimates the probability of future occurrences, and sets goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards for the County and Operational Area member jurisdictions, including Calimesa.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The City has adopted the City of Calimesa Emergency Operations Plan and participates in the Riverside County Operational Area Emergency Operations Plan and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan which are regionally adopted emergency response plans. (GP, p. 8-13.) These plans provide guidance to special districts, emergency response agencies, and cities to effectively respond to any emergency, including wildfires.

The Project allows for higher density residential for up to 2,156 dwelling units for future development; 1,759 more dwelling units that currently allowed. Implementation of the Project would not interfere with the City of Calimesa's emergency response or evacuation plans since the Project would not obstruct evacuation routes or fire roads for the City's emergency response agencies.

All future implementing developments within the Project site would be required to comply with all applicable building and fire code requirements for construction and site access. Temporary construction activities and staging areas for the types of residential developments that will be permissible in the RIPA0Z are generally confined to the parcels being developed, away from nearby pedestrian and vehicular traffic, and access to local nearby properties will be maintained. To the extent that construction activities would temporarily obstruct a portion of a sidewalk, street, or other public right of way, an encroachment permit will be required pursuant to CMC Chapter 12.20 - Encroachments. As required by CMC Chapter 18.90 - Development Plan Review, future implementing developments would be subject to a Minor Development Plan Review, which will ensure that adequate emergency access and/or emergency response would be maintained. All of the properties located within the RIPA0Z are located adjacent to existing roadways allowing for emergency roadway access. Implementation of the RIPA0Z will not change these provisions related to future implementing developments. Thus, impacts regarding interference with an adopted emergency response plan or emergency evacuation plan will be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

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

Determination: Less than Significant

Source: Calimesa General Plan (GP), California Department of Forest and Fire Protection (CAL)

Plans, Policies, or Programs (PPP)

PPP 3.9-2 The City of Calimesa General Plan Figure SAF-7: Evacuation Routes, identifies the following evacuation routes: Interstate 10 and California Street for north-south movement of traffic; County Line Road for east-west movement of traffic. Additional streets that can augment the routes include Calimesa Boulevard, 3rd Street and 5th Street for north-south traffic flow, as well as Avenue L and Singleton Road for east-west traffic movement.

PPP 3.9-3 CMC Title 15 - Buildings and Construction. Establishes building and construction standards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The California Department of Forestry and Fire Protection (Cal Fire) identifies the entire city as a Local Responsibility Area (LRA). (CAL) Within an LRA, fire protection can be provided by a city fire department, fire protection district, county, or by Cal Fire under contract to the local government. In addition to establishing local or state responsibility for wildfire protection within a specific area, Cal Fire designates areas as very high fire hazard severity zones (VHFHSZ) or non-VHFHSZ. Cal Fire assigns these designations based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. In November 2007, Cal Fire adopted Fire Hazard Severity Zone (FHSZ) maps for State Responsibility Areas. Figure SAF-6: Fire Hazard Area, in the Safety Element of the City's General Plan, identifies the high fire hazard severity zones and VHFHSZ within the City.

The currently adopted FHSZ map identifies a small eastern portion of the Project parcels (Parcel 413-320-003 near Mesa Grande Drive, portions of Parcel 410-170-025 near Bryant Street, and portions of Parcel 409-100-009 and 409-100-011) within the VHFHSZ, as shown in Figure SAF-6: Fire Hazard Area (CAL; GP). As identified in **Table F**, above; comprehensively, these parcels currently permit up to 60 units to develop. With implementation of the RIPAOZ, 395 units could be developed; an increase of 335 units. However, areas within VHFHSZ, like these parcels, are not precluded from being developed. Both parcels are located in areas that are surrounded by residential developments. Development in the VHFHSZ areas is required to comply with CBC and California Fire Code Regulations (Part 9 of Title 24 of the California Code of Regulations), subject to the local amendments adopted in CMC Title 15. Chapter 49 of the Fire Code provides specific requirements for wildfire-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. The City's GP Policy IPS-14 requires fire management plans to be approved by the Office of the Fire Marshall, for all new development in areas subject to wildfire. All future implementing development projects within the Project site will be required to comply with the Fire Code, CBC, and GP Policy IPS-14 to minimize risk of loss due to wildfires. Thus, impacts would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.10 HYDROLOGY AND WATER QUALITY

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

3.10(a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Determination: Less Than Significant Impact

Source: Calimesa Municipal Code, Order No. 2009-0009-DWQ State Water Resources Control Board (SWRCB), Water Quality Management Plan A Guidance Document for the Santa Ana Region of Riverside County (RIV WQMP), Project description.

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, the future implementing developments within the Project that will disturb one acre or more, shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB)

shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

PPP 3.10-2 Future implementing developments that would occur on the Project parcels shall comply with Chapter 16.10- Stormwater/Urban Runoff Management and Discharge Controls of the CMC.

PPP 3.10-3 City of Calimesa General Plan Action Item RM-10.6: Require the use of Low Impact Development, best management practices, and the design of storm drainage systems to reduce surface water runoff from all new development.

PPP3.10-4 Future implementing developments that would occur on the Project parcels shall comply with Water Quality Control Plan (WQMP) for the Santa Ana River Basin (Basin Plan) adopted by the Santa Ana Regional Water Quality Control Board (RWQCB) who establishes water quality standards and surface waters of the region. Future implementing projects would be required to submit project specific WQMP to be reviewed and approved by the City, a co-permittee of the Area-Wide Urban Runoff Management Program (Municipal NPDES Permit.)

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Santa Ana Regional Water Quality Control Board (SARWQCB) sets water quality standards for all ground and surface waters within the region including the City of Calimesa. Water quality standards are defined under the Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives).

Activities associated with future implementing project construction would include grading, which may have the potential to release pollutants (e.g., oil from construction equipment, cleaning solvents, paint) and silt off-site, which could impact water quality. Future implementing developments will be required to prepare Storm Water Pollution Prevention Plan (SWPPP) to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit Order 2009-0009-DWQ (SWRCB) should more than one acre of land be disturbed. The SWPPP must be developed by a Qualified SWPPP Developer (QSD) and implemented onsite for the duration of a project by a Qualified SWPPP Practitioner (QSP). The focus of a construction SWPPP is to minimize soil disturbance, non-stormwater discharges, construction materials, and construction wastes during the construction phase of a project to prevent discharge of polluted runoff from the construction site. The SWPPP will identify Best Management Practices (BMPs) to be implemented to address water quality and to prevent pollutants from entering runoff during operations. Compliance with said requirements would reduce water quality impacts to less than significant levels.

Future implementing development of the parcels within the Project may increase the amount of impervious surfaces to the existing Project sites from their current conditions, particularly in the case of the undeveloped parcels. By increasing the percentage of impervious surfaces as a result of new structures and associated parking, less water would percolate into the ground and more surface

runoff would be generated. And future implementing projects opting to increase density with development of multi-family units will be required to provide more parking than single family units; thus further increasing the amount of impervious surface area. However, for parcels where future implementing development or redevelopment is proposed that meets the thresholds as described in CMC's Section 1610.100(A)(B), and SARWQCD's Water Quality Management Plan Guidance document, a project specific water quality management plan (WQMP) is required to be prepared. CMC Section 1610.100(A)(B) indicates that the preparation of a water quality management plan is required for new development (adding 10,000 or more square feet of impervious surfaces) and significant redevelopment (adding 5,000 or more square feet of impervious surfaces) to control stormwater runoff to prevent any deterioration of water quality. Per CMC Chapter 16.10, new development or redevelopment projects shall control stormwater runoff to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. CMC Section 16.10.060(c) indicates that the city manager, or his or her designee, shall identify the Best Management Practices (BMPs) that may be implemented to prevent such deterioration, identify the manner of implementation, and require documentation on the effectiveness of BMPs implemented. Hence, development that does not meet the provision to provide a SWPPP or WQMP, would be required to meet the provisions of CMM Chapter 16.10. Additionally, new development would be required to implement Low Impact Development to their site design to infiltrate, evapotranspire, harvest and use, or treat runoff from impervious surfaces. Low Impact Development is a sustainable approach to land development that uses land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs, by focusing on stormwater management, wastewater treatment, and circulation and site design. Examples include replacing impervious pathways with pervious ones or including onsite water filtration systems such as bioswales and infiltration trenches, which benefit water supply and contribute to water quality protection.

Finally, each future implementing development would be required to go through the City's Development Plan Review to ensure each project adheres to the above regulations as per existing conditions. And each future implementing development within Project boundary will be required to provide its own storm drainage facilities that will convey stormwater runoff to a drainage system as mandated by CMC Chapter 16.10. Compliance with said regulations would ensure that such development does not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality. Further, the Project's implementation of the RIPAOS would not alter these existing policies or requirements in any way. Thus, potential impacts regarding with degradation of surface or ground water quality would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.10(b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin*

Determination: Less Than Significant Impact

Source: Project description. UWMP 2015

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, each future implementing development that will disturb one acre of land or more shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP

Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

- PPP 3.10-2 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.
- PPP 3.10-3 City of Calimesa General Plan Action Item RM-10.6: Require the use of Low Impact Development, best management practices, and the design of storm drainage systems to reduce surface water runoff from all new development.
- PPP3.10-5 CMC Chapter 18.70 – Landscape Requirements, establishes landscaping regulations that not only enhance the aesthetics appearance of development, but also protects the public health. Additionally, landscape plans and irrigation systems are required.
- PPP 3.10-6 CMC Chapter 18.75 - Water Conservation for Landscaping, requires water conservation for landscaping by establish a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and rehabilitated projects.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project overlies the Upper Santa Ana Valley Groundwater Basin, Yucaipa Sub-Basin. Currently there is no sustainable groundwater management plan for the Yucaipa Sub-Basin. The San Bernardino Valley Municipal Water District has organized the formation of a Yucaipa Basin Groundwater Sustainability Agency (GSA) which will be developing a Groundwater Sustainability Plan (GSP) by 2022 pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA). The Yucaipa Valley Water District (YVWD), which provides water and services most of southern portion of the City of Calimesa, relies on four primary water resources to meet water demands which includes groundwater resources, local surface water resources, imported water resources, and recycled water resources. YVWD's drinking water supply consists primarily of groundwater pumped from 17 wells located throughout the YVWD service area. (IRUWMP 2020, p. 11-23). In 2020, wells provide about 62.7 percent of the total drinking water supply. (IRUWP 2020, p. 11-23). South Mesa Water Company (SMWC) provides domestic and irrigation water and services the northern portion of the City of Calimesa and relies entirely on local groundwater. (IRUWMP 2020, p. 9-12) SMWC currently supplies water to just under 3,000 water service connections but anticipates exceeding that level in the very near future. (IRUWP 2020, p. 9-1). Both water district service boundaries and sphere of influence areas are shown in **Figure 6**, above.

The proposed Project will not cause in and of itself an increase in the production of groundwater or cause a significant change to the groundwater recharge potential of the pervious portions of the Project site. Therefore, potential impacts associated with groundwater supplies or groundwater recharge that would impede sustainable groundwater management of the basin would be less than significant.

However, future implementing development allows for increased residential density which may result in an increase in the use of groundwater. As reflected in **Table F** above, under the existing land use/zoning designations, a total of 397 units could be developed; 377 units within SMWC and 20 units within YVWD. With implementation of the RIPA0Z, a total of 2,156 units could be developed; 1,998 within the SMWC and 158 within the YVWD service area. Thus, implementation of the RIPA0Z would result in a total increase of 1,759 units that could be developed; specifically 1,621 within SMWC and 138 units within YVWD. Since proposed units would increase by 1,621 within SMWC, in compliance with AB610, the Project would require a WSA from SMWC because more than 500 residential units would be proposed within this water district. The WSA will be reviewed by the City through the City's Development Review Process and in the forthcoming EIR. Per Cal Green regulations, new development must adhere to water efficient regulations that require the installation of water efficient fixtures to reduce water consumption. CMC Chapter 18, Sections 18.70 and 18.75 include building standards that require site design to minimize the impervious surfaces and storm management practices to increase infiltration. Future implementing developments will be required to comply with these sections to minimize the risk of groundwater loss. To ensure the proposed Project does not impact groundwater supply further analysis is required through preparation of a WSA by SMWC. Therefore, this topic will be addressed in the forthcoming EIR.

3.10(c) (1) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

Determination: Less Than Significant Impact

Source: Project description.

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, each future implementing development that would disturb one acre of land or more shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

PPP 3.10-2 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project site does not contain streams or rivers but given the RIPA0Z would allow and facilitate higher density residential development, there may be an increase in impervious surfaces associated with the higher density products as compared to single family residential development

allowed under existing conditions. More impervious surfaces would result in less water percolating into the ground.

As discussed in in Threshold 3.10(a) above, future implementing developments would be required to comply with state, regional, and local regulations by preparing WQMP, SWPPP, and required to apply BMPs and LID principles to site design, if applicable; and comply with CMC Chapter 16.10. These measures reduce the risk of erosion or siltation occurring from the Project parcels. Moreover, each future implementing development would also be required to comply with the City's Development Review process. All properties within the RIPAOZ boundary are already subject to these requirements so implementation of the RIPAOZ would not change that condition. Thus, potential impacts associated with erosion or siltation on- or off-site would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.10(c) (2) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Determination: Less Than Significant Impact

Source: Project description

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, future implementing development that will disturb one acre of land or more shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

PPP 3.10-2 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project site does not contain streams or rivers. The Project does not propose any development at this time. Future implementing developments under the RIPAOZ may add impervious surfaces beyond what would be anticipated under existing conditions as discussed in Threshold 3.10 (c)(1), above, resulting in less water percolating into the ground. However, each future implementing development will be required to design site plans to adequately capture and convey surface flows to storm drains and or basins pursuant to CMC Chapter 16.10. Moreover, each implementing development would go through a site plan review through the City's Development Review process. Thus, these conditions exist without the Project and therefore implementation of

the RIPA0Z would result in less than significant impacts associated with flooding on- or offsite. Therefore, this topic will not be addressed in the forthcoming EIR.

3.10(c) (3) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Determination: Less than Significant Impact

Source: Project description.

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, future implementing developments that will disturb one acre of land or more shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

PPP 3.10-2 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Each future implementing development within Project boundary will be required to provide its own storm drainage facilities that will convey stormwater runoff to a drainage system as mandated by CMC Chapter 16.10. Future development shall comply with flood control and water quality control requirements to reduce polluted runoff (through BMPs and LID) into drainage systems through site design, which would be reviewed by the City through the Development Review process. Additionally, each future implementing site plan will be required to be reviewed to ensure the design would not create or increase water runoff that would exceed the capacity of existing or planned stormwater drainage systems. Future residential uses would not be expected to be significant sources of polluted runoff, since residential uses are not associated with high levels of contaminants. With compliance with said polices, regulations, and adhering to the City's Development Review process, the risk associated with exceeding the capacity of existing or planned stormwater drainage systems or substantially increasing polluted runoff would be low. These conditions exist without the RIPA0Z being implemented. Thus, potential impacts of the Project would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.10(c) (4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Determination: Less than Significant Impact

Source: Project description, FEMA

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, future implementing development that will disturb one acre of land or more shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

PPP 3.10-2 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Most of the City is located outside of both the 100- and 500-year floodplain and is not classified as being within a flood hazard area. (FEMA) However, portions of the City adjacent to the drainage known as the Garden Air Golf Course Wash are located with the 100- and 500-year floodplain. (FEMA). Figure SAF-5: Flood Zones in the Safety Element of the General Plan illustrates the 100- and 500-year flood hazard zones in the City. None of the properties located within the proposed RIPAOZ boundary are located within the 100- or 500- year flood zones. As such the potential to impede or redirect flood flows is low so potential impacts associated with flood flows would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.10(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Determination: No Impact

Sources: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, future implementing development that will disturb one acre of land or more shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP

Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

PPP 3.10-2 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

According to GP Figure SAF-5: Flood Zones, none of the Project parcels are within the 100-year or the 500-year Flood Zone. The Project is roughly 50 miles away from the nearest (Pacific) Ocean and more than 10 miles from the nearest lake, Perris Lake in the City of Perris. Therefore, the Project site is too far away to have any meaningful tsunami or seiche risk. Thus, no potential impacts associated with risk release of pollutants due to project inundation would occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.10(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Determination: Less Than Significant Impact

Source: Department of Water Resources (GSA Map), Water Quality Control Board Santa Ana River Basin (CAWB).

Plans, Policies, or Programs (PPP)

PPP 3.10-1 Per the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit), prior to grading permit issuance, future implementing development that will disturb one acre of land or more shall prepare a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the statewide Construction General Permit by a Qualified SWPPP Developer (QSD). Also, a receipt of fees paid with the SWPPP Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) shall be provided to the City of Calimesa. The SWPPP shall be implemented onsite by a Qualified SWPPP Practitioner (QSP). Project contractors shall comply with the SWPPP and allow inspection of the construction site by staff from the Regional Water Quality Control Board and City of Calimesa or their designee(s) to confirm compliance.

PPP 3.10-2 CMC Chapter 16.10 - Stormwater/Urban Runoff Management Discharge Controls. Outlines City 's enforcement of the State's stormwater/urban runoff protections and the issuance of City grading, building, or occupancy permits.

PPP 3.10-4 Future implementing development shall comply with Water Quality Control Plan (WQMP) for the Santa Ana River Basin (Basin Plan) adopted by the Santa Ana Regional Water Quality Control Board (RWQCB) who establishes water quality standards and surface waters of the region. Future implementing projects would be required to submit project specific WQMP to be reviewed and approved by the City, a co-permittee of the Area-Wide Urban Runoff Management Program (Municipal NPDES Permit.)

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Water Quality Control Board Santa Ana River Basin (Feb. 2016) for this watershed requires preparation of a SWPPP and WQMP as described in PPP 3.10-1 and PPP 3.10-4. The proposed Project, in it of itself, would not conflict or obstruct with the applicable water quality control plan since the Project is only a plan for higher density development and does not contain policies that would preclude implementation of the water control plan and does not include any proposed development. Future implementing development within the RIPAOS will be required to comply with these PPPs outlines as applicable. As such,, the Project is consistent with the Water Quality Control Plan.

Further, the Project overlies the Upper Santa Ana Valley Groundwater Basin, Yucaipa Sub-Basin. Currently there is no sustainable groundwater management plan for the Yucaipa Sub-Basin. The San Bernardino Valley Municipal Water District has organized the formation of a Yucaipa Basin Groundwater Sustainability Agency (GSA) which will be developing a Groundwater Sustainability Plan (GSP) by 2022 pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA). Thus, impacts to the implementation of the Water Quality Control Plan and groundwater management plan would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.11 LAND USE AND PLANNING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	■			

3.11(a) Physically divide an established community?

Determination: No Impact

Sources: Project Description

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Division of an established community commonly occurs as a result of development and construction of physical features that constitute a barrier to easy and frequent travel between two or more constituent parts of a community. For example, a large freeway structure with few crossings could effectively split a community. Likewise, geographic features could similarly affect a community, such as the development of a large residential project on the opposite side of a river from the existing community (GP EIR, p. 3.10-20). The Project is the implementation of a RIPAOZ which allows for increased residential densities for residential development already allowed by right on the Project's subject parcels through the existing zoning and General Plan land use designations. Because residential development is already envisioned for the properties located within the RIPAOZ boundary, and the parcels are within areas with existing residential development, implementation of the RIPAOZ will not physically divide an established community. Thus, no potential impacts associated with dividing an established community would occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.11(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Determination: No Impact

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

Initial Study Checklist

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project includes various amendments to the CMC and a GPA. These amendments will affect existing land use documents and may result in potential impacts to land use plans, policies, and/or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this topic will be discussed further in the forthcoming EIR.

3.12 MINERAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				■

3.12(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?

Determination: No Impact

Sources: City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project will not 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, because there are no known valuable mineral resources in City. Thus, potential impacts associated with loss of availability of a known mineral resource that would be of value to the region and the residents of the state would not occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.12(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?

Determination: No Impact

Sources: City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project will not 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, because no mining operations or other resource recovery sites exist on or near the Project site. Thus, potential impacts associated with the loss of availability of a locally important mineral resource recovery site

Initial Study Checklist

delineated on a local general plan, specific plan or other land use plan would not occur. Therefore, this topic will not be addressed in the forthcoming EIR.

3.13 NOISE

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

3.13(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies

Determination: Significant Impact

Sources: City of Calimesa Municipal Code

Plans, Policies, or Programs (PPP)

PPP 3.13-1 CMC Chapter 8.15.080 – Construction Equipment. Construction equipment can operate Monday through Friday from 7:00 am to 7:00 pm, Saturday and Sundays from 10:00 am to 5:00pm, and holidays, as set forth in section 8.15.080(A). No equipment, or a combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of 75 decibels for more than eight hours during any 24-hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes. Should the Project exceed the standards of the Municipal Code, it is under the jurisdiction of Code Enforcement to respond to any complaints regarding noise from the Project construction.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project includes various amendments to the CMC and a GPA to allow for increased residential density and allow for more dense residential product types including duplexes, townhomes, condos, and some apartments. The RIPAOS in and of itself will not result in construction or operation related noise impacts because no development is proposed. However, future implementing development of the RIPAOS may result in increased traffic leading to increased traffic related noise levels and construction. Thus, to determine the severity of future implementing

development impacts related to increased density, further analysis will be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.13(b) Generation of excessive groundborne vibration or groundborne noise levels?

Determination: Significant Impact

Source: City of Calimesa Municipal Code

Plans, Policies, or Programs (PPP)

PPP 3.13-1 CMC Chapter 8.15.080 – Construction Equipment. Construction equipment can operate Monday through Friday from 7:00 am to 7:00 pm, Saturday and Sundays from 10:00 am to 5:00pm, and holidays, as set forth in section 8.15.080(A). No equipment, or a combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of 75 decibels for more than eight hours during any 24-hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project includes various amendments to the CMC and a GPA to allow for increased residential density and allow for more dense residential product types including duplexes, townhomes, condos, and some apartments. The RIPAOZ in and of itself will not result in groundborne vibration because no development is proposed. Groundborne vibration and noise are not typically associated with residential uses; however, construction activity associated with future implementing development may result in ground vibration depending on the equipment and methods employed. To determine the severity of future implementing development, further analysis would be required. Therefore, this topic will be addressed in the forthcoming EIR.

3.13(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?

Determination: No Impact

Source: Riverside County Airport Land Use Commission, Redlands Municipal Airport, City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project is not located within two miles of a public airport or public use airport land use plan. Thus, regarding the exposure of people to excessive noise levels sourced from airports, no impacts would occur. Therefore, this topic will not be discussed further in the forthcoming EIR.

3.14 POPULATION AND HOUSING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	■			
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			■	

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

Determination: Potentially Significant Impact

Sources: City of Calimesa General Plan (GP). USCB

Plans, Policies, or Programs (PPP)

- PPP 3.14-1 City of Calimesa General Plan Policy H-3.1: Encourage a variety of housing types and densities, each appropriately located with reference to topography, traffic circulation, community facilities, and aesthetic considerations.
- PPP 3.14-2 City of Calimesa General Plan Policy H-3.2: Encourage development of a variety of housing types affordable to households at all economic levels, including townhouses, apartments, single-family dwellings, and manufactured homes.
- PPP 3.14-3 City of Calimesa Policy H-3.4: Encourage the development of housing to meet the City's responsibilities with regard to regional housing needs.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project includes various amendments to the CMC and a GPA to allow for increased residential density, more dense residential product types including duplexes, townhomes, condos, and some apartments, and established development standards and processes related to the RIPAOZ. City's estimated population is 10,026 people (USCB, 2020). The Project is proposing a change in existing allowable density from a total of 397 units to 2,156 units; an increase of 1,759 units. Assuming a generation factor of 2.44 persons per dwelling unit, population under existing build out conditions for subject parcels would result in 969 persons. With implementation of the RIPAOZ, projections would increase to 5,261 persons; a total of 4,292 more people (DOF). The RIPAOZ may induce a substantial population growth resulting in potential impacts associated with direct or indirect unplanned population growth in an area. Therefore, this topic will be addressed in the forthcoming EIR.

3.14(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Determination: Less Than Significant

Sources: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.14-1 Encourage a variety of housing types and densities, each appropriately located with reference to topography, traffic circulation, community facilities, and aesthetic considerations.

PPP 3.14-2 Encourage development of a variety of housing types affordable to households at all economic levels, including townhouses, apartments, single-family dwellings, and manufactured homes.

PPP 3.14-3 City of Calimesa General Plan Policy H-3.4: Encourage the development of housing to meet the City's responsibilities with regard to regional housing needs.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project includes various amendments to the CMC and a GPA to allow for increased residential density and allow for more dense residential product types including duplexes, townhomes, condos, and some apartments. **Table B**, above identifies parcels that are developed with existing residential development. In accordance with SB 9, housing development projects containing no more than two dwelling units on a single-family zoned parcel to be permitted on a ministerial basis, cannot be demolished, or require alteration of any housing if: 1) housing is restricted to affordable housing, 2) subject to rent control, or 3) contains tenant occupied housing in the last three years. Further, project cannot propose demolition of more than 25 percent of the existing exterior walls unless either: 1) the local ordinance allows more demolition, or 2) the site has not been occupied by a tenant in the past three years. Future implementing development projects will be required to demonstrate compliance or provide additional environmental documentation. No development, demolition or redevelopment is proposed at this time. Thus, potential impacts associated with displacement of existing people or housing would be less than significant. Therefore, this topic will not be addressed further in the forthcoming EIR.

3.15 PUBLIC SERVICES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	■			
2) Police protection?	■			
3) Schools?	■			
4) Parks?			■	
5) Other public facilities?			■	

3.15(a) *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

1) FIRE PROTECTION

Determination: Potentially Significant Impact

Sources: City of Calimesa General Plan (GP), City of Calimesa Fire Services.

Plans, Policies, or Programs (PPP)

- PPP 3.15-1 City of Calimesa General Plan Policy LU-14: Protect existing stable residential neighborhoods by encouraging maintenance and upkeep.
- PPP 3.15-2 City of Calimesa General Plan Policy LU-22: Locate high-density residential developments in areas served by existing and/or planned transit routes, infrastructure, and commercial development.
- PPP 3.15-3 City of Calimesa General Plan Policy IPS-12: Provide for the expansion and/or addition of protection facilities, equipment, and personnel, as necessary to meet future demand.
- PPP 3.15.4 City of Calimesa General Plan Policy IPS-15: The City will coordinate with the school districts to inform them of proposed development projects and assist the districts in the planning and implementation of school capacity.

Project Design Features (PDF)

PDF 3.15-1 Management and security plans shall be submitted for review and approval for multifamily developments within the RIPAOZ with 12 or more dwelling units. These plans shall be comprehensive in scope. These plans shall be comprehensive in scope..

Impact Analysis

The City provides fire protection services through its own fire station located at 906 Park Avenue in Calimesa, as well as a variety of equipment, furnishings, and vehicles. A second fire station is planned for future service needs as development occurs in western portion of our City. (CFS). The Project would allow for increased residential density within the proposed RIPAOZ boundary so has the potential to increase fire hazards and the need for emergency vehicles. It is expected that new facilities for fire protection would be required to serve the increased density facilitated by the Project. Moreover, the Project is proposing a change in existing allowable density from a total of 397 units to 2,156 units; an increase of 1,759 residential units that may increase demand for fire protection services. Therefore, potential impacts associated with fire protection services will be discussed in the forthcoming EIR.

2) POLICE PROTECTION

Determination: Potentially Significant Impact

Sources: City of Calimesa General Plan, Police and Fire Protection Element

Plans, Policies, or Programs (PPP)

PPP 3.15-5 City of Calimesa General Plan Policy PSF-9 – The City supports a level of police protection that will allow adequate levels of personnel and equipment to respond to routine incidents and to larger events.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project is proposing a change in existing allowable density from a total of 397 units to 2,156 units; an increase of 1,759 units. This increase may increase demand for police services in response to local traffic accidents. Therefore, potential impacts associated with police protection services will be addressed in the forthcoming EIR.

3) SCHOOLS

Determination: Potentially Significant Impact

Sources: Project Description

Plans, Policies, or Programs (PPP)

PPP 3.15-6 City of Calimesa General Plan Policy IPS-15: The City will coordinate with the school districts to inform them of proposed development projects and assist the districts in the planning and implementation of school capacity.

PPP 3.15-7 City of Calimesa General Plan Policy IPS-16: The City supports the concept of one school district for all Calimesa students.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The City of Calimesa is served by two school districts: Yucaipa-Calimesa Joint Unified School District, serving the western portion of the City, and Beaumont Unified School District, serving the southern and eastern portion of the City. (GP, p. 4-5). The Project is proposing a change in existing allowable density from a total of 397 units to 2,156 units; an increase of 1,759 units. This increase may result in a demand for additional school capacity. Therefore, the potential for significant impacts associated with school services will be addressed in forthcoming EIR.

4) PARKS

Determination: Less than Significant Impact

Source: Project Description

Plans, Policies, or Programs (PPP)

- PPP 3.15-8 City of Calimesa General Plan Policy OSPR-12: Require the provision of recreational facilities concurrent with the development they serve.

- PPP 3.16-1 City of Calimesa General Plan Policy OSPR-4: The City will seek to provide 5 acres of developed parkland per 1,000 residents.

- PPP 3.15-9 CMC Chapter 18.110 - Park Development and Recreational Facilities Mitigation Fees. Established to implement the goals and objections of the proposed general plan of the city and to mitigate the impact caused by new construction or reconstruction upon parks, recreation areas, recreational facilities, and historical resource preservation projects, new parks, recreation areas, recreational facilities and historical preservation sites must be acquired, constructed, and maintained.

Project Design Features (PDF)

- PDF 3.15-1 All multifamily developments within the RIPAOZ with 12 or more dwelling units shall provide 20 percent usable open space for passive and active recreational uses. Usable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patios or private yards, or slope areas greater than eight percent.

- PDF 3.15-2 All multifamily developments within the RIPAOZ shall provide recreational amenities within the site which may include a swimming pool; spa; gym; on site multi-use trails/walking paths (separate from private sidewalks); package centers; smart home technology; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or day care facilities. The type of amenities shall be approved by the planning director and provided according to the following schedule:

Schedule Table

Units	Amenities
0 - 11	0
12 - 100	1
101 - 200	2
201 - 300	3
Add one amenity for each 100 additional units or fraction thereof.	

Impact Analysis

The residents of the City of Calimesa have access to parks and recreation centers within the City such as the Norton Younglove Multipurpose Senior Center, Fourth Street Community Park and Creekside Park (GP p. 7-2). The City has approved the development of Summerwind Ranch Specific Plan, which will include approximately 6.5 acres of developed parkland, and the approved Mesa Verde Estates Specific Plan, which will include 52.1 acres of developed parkland (GP EIR p 3.11-32). There are also several local, regional, and state parks in San Bernardino and Riverside counties that are close to and available to Calimesa residents (GP p. 7-5).

Seven of the Project parcels, identified for increased residential density, are located along Avenue L adjacent to Creekside park, west of Interstate 10 (I-10). The Fourth Street Community Park is located in close proximity to parcels located along Avenue L on the east side of I-10. There are two parks within a 2-3-mile radius of the parcels located on the northern portion of the City. Although the proposed Project will not directly affect park and recreational facilities, it would increase the residential density of the subject parcels, which in turn may result in an increased number of residents who would use the existing parks and would contribute to the cumulative demand for regional and local parks and recreational facilities and services in Calimesa.

Higher residential density may potentially increase the need for parks. City of Calimesa parkland standard is 5 acres of parkland for every 1,000 residents. Based on existing project population of 969 persons identified in Threshold 3.14(a) above, a total of 1.99 acres of parkland is required to adequately serve this population. Based on projected population with implementation of RIPAOZ of 5,261 persons, 10.8 acres of parkland would be required to serve the future population; an increase of 8.8 acres for the additional 4,292 residents. However, individual future implementing development projects within the RIPAOZ will be required to determine their share of park facilities per Quimby requirements and provide or subject to CMC Chapter 18.110, to pay in-lieu fees to fund the planning, acquisition, development, construction, and maintenance of physical parkland, community recreation areas, public recreational facilities, and historical resource preservation projects. These fees would ensure that the City would adequately fulfill park and recreation needs for residents. Additionally, future implementing multi-family developments would be required to provided open space and recreational amenities per PDF 3.16.1 and PDF 3.16-2.

Hence, payment of applicable fees per CMC Chapter 18.110 and implementation of PDFs 3.16.1 and 3.16.2, future implementing projects would minimize demand for parks and recreational facilities. Further, the proposed Project, which is a plan to allows for higher density, does not proposed any

development so will not in and of itself impose the need for increased parklands. Thus, the Project will have less than significant impacts on the demand for additional park facilities or services. Therefore, this topic will not be addressed in the forthcoming EIR.

5) **OTHER PUBLIC FACILITIES**

Determination: Less than Significant

Source: City of Calimesa General Plan (GP), Project Description

Plans, Policies, or Programs (PPP)

- PPP 3.15-8 City of Calimesa General Plan Policy IPS-8: The City will reserve future sites for public facilities through purchase, dedication, donation, negotiation, or a combination of these procedures.
- Action Item IPS-8.1: Require development to pay public service impact fees commensurate with proposed development.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Calimesa Branch Public Library at 974 Calimesa Blvd, Calimesa, CA 92320, serves the community of Calimesa. It is operated by the Library Systems and Services (LSSI) under contract with the Riverside County Library System. This is the only library located within the City's limits. In 2013, the City identified the need for library expansion. Alternatives for library expansion were heard before City Council on October 18, 2021, so the City is currently in the beginning stages of the expansion.

The general rule of thumb for public libraries is to provide 0.5 to 1.0 square foot of space per capita. There are various other ratios, such as volumes per capita, seating per capita, etc., and the ratios vary depending upon the size of the service population. Currently, the Library building is about 2,520 square feet or 0.25 square foot per capita³. The current expansion considerations would result in a building size of approximately 5,500 square feet that would serve approximately 15,000 residents. As the proposed RPIAOZ would result in an increased population of approximately 4,292 people, the facility would be of adequate size to serve existing and new residents resulting from implementation of the RPIAOZ.

Additionally, future implementing development which will be required to comply with General Plan Policy IPS-8.1 and pay public service impact fees. These fees are reserved by the City in compliance with General Plan Policy IPS-8 in order to reserve future sites for public facilities through purchase, dedication, donation, negotiation, or a combination of these procedures, in order to serve residents. Further, library services are also funded through property taxes so increase residential developments will provide increased funds to contribute to these services. Future expansions or facilities would be identified by the City to ensure residential demands are met so the potential demand of library services would be funded by and offset through implementation of IPS-8.1 by future implementing developments as well as property taxes generated through existing and new residential developments. The proposed Project will not necessitate the need for other facilities. Thus, impacts would be less than significant. Therefore, this topic will not be addressed further in the forthcoming EIR.

3. 2,250 square feet / 10,026 people = 0.25 per capita

3.16 RECREATION

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

3.16(a) Would the proposed 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?

Determination: Less than Significant

Sources: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

- PPP 3.16-1 City of Calimesa General Plan Policy OSPR-4: The City will seek to provide 5 acres of developed parkland per 1,000 residents.
- PPP 3.16-2 City of Calimesa General Plan Policy OSPR-12: Require the provision of recreational facilities concurrent with the development they serve.
- PPP 3.16-3 CMC Chapter 18.110 - Park Development and Recreational Facilities Mitigation Fees. Established to implement the goals and objections of the proposed general plan of the city and to mitigate the impact caused by new construction or reconstruction upon parks, recreation areas, recreational facilities, and historical resource preservation projects, new parks, recreation areas, recreational facilities and historical preservation sites must be acquired, constructed, and maintained.

Project Design Features (PDF)

- PPP 3.16-1 All multifamily developments within the RIPAOZ with 12 or more dwelling units shall provide 20 percent usable open space for passive and active recreational uses. Usable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patios or private yards, or slope areas greater than eight percent.
- PPP 3.16-1 All implementing multifamily developments within the RIPAOZ shall provide recreational amenities within the site which may include a swimming pool; spa; gym; on site multi-use trails/walking paths (separate from private sidewalks); package centers; smart home technology; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or day care facilities. The type of amenities shall

be approved by the planning director and provided according to the following schedule:

Schedule Table

Units	Amenities
0 – 11	0
12 – 100	1
101 – 200	2
201 – 300	3
Add one amenity for each 100 additional units or fraction thereof.	

Impact Analysis

The residents of the City of Calimesa have access to parks and recreation centers within the City such as the Norton Younglove Multipurpose Senior Center, Fourth Street Community Park and Creekside Park. (GP p. 7-2.) The City has approved the development of Summerwind Ranch Specific Plan which will include approximately 6.5 acres of developed parkland and the approved Mesa Verde Estates Specific Plan which will include 52.1 acres of developed parkland. (GP EIR p 3.11-32.) There are also several local, regional, and state parks in San Bernardino and Riverside counties that are close to and available to Calimesa residents. (GP p. 7-5).

Seven of the Project parcels, identified for increased residential density, are located along Avenue L adjacent to Creekside park, west of Interstate 10 (I-10). The Fourth Street Community Park is located near proximity to 26 parcels located along Avenue L on the east side of I-10. There are two parks within a 2-3-mile radius of the parcels located on the northern portion of the City. Although the proposed Project will not directly affect park and recreational facilities, it would increase the residential density of the subject parcels, which in turn may result in an increased number of residents who would use the existing parks and would contribute to the cumulative demand for regional and local parks and recreational facilities and services in Calimesa.

However, as discussed in Threshold 3.15(a).5 above, individual future implementing development projects would be required to determine if additional park facilities are needed per Quimby requirements and will be subject to CMC Chapter 18.110 and payment of development impact fees to fund the planning, acquisition, development, construction, and maintenance of physical parkland, community recreation areas, public recreational facilities, and historical resource preservation projects. These fees would ensure that the City would adequately fulfill park and recreation needs for residents. Additionally, multifamily developments would be required to provided open space are and recreational amenities per PDF 3.16.1 and PDF 3.16-2.

Hence, payment of applicable park mitigation fees per CMC Chapter 18.110 by future implementing projects would minimize the Project’s impacts to demand for parks and recreational facilities from its associated population increase. Hence, the proposed Project, which allows for higher future densities, does not proposed any development so will not in and of itself impose the need for increased parklands. This will be reviewed and required of future implementing projects. Thus, the Project will have less than significant impacts on the demand for additional park facilities or services. Therefore, this topic will not be addressed in the forthcoming EIR.

3.16(b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

Determination: Less than Significant Impact

Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.16-1 City of Calimesa General Plan Policy OSPR-4: The City will seek to provide 5 acres of developed parkland per 1,000 residents.

PPP 3.16-2 City of Calimesa General Plan Policy OSPR-12: Require the provision of recreational facilities concurrent with the development they serve.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As discussed in Thresholds 3.14(a) above, the Project involves a provision to allow for an increase in residential density. The Project does not include the construction or expansion of parks. As discussed in Threshold 3.15(a).5 above, future implementing projects would be required to determine park needs and be required to pay development fees to contribute to the construction or expansion of recreational facilities. Should new facilities be required as a result of new development at Project parcels, these new developments pay an impact fee to the City. Any new or expanded facilities would be constructed by the City, since they are the responsible party that acquires, constructs, and maintains new parks and recreation areas. Thus, the Project, will have less than significant impacts on the construction or expansion of recreational facilities or services. Therefore, this topic will not be addressed in the forthcoming EIR.

3.17 TRANSPORTATION

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

3.17(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Determination: Potentially Significant Impact

Sources: City of Calimesa General Plan EIR (GP EIR)

Plans, Policies, or Programs (PPP)

- PPP 3.3-1 City of Calimesa General Plan Policy AQ-2: Promote pedestrian and bicycle circulation in both existing and planned commercial and residential areas.

- PPP 3.3-3 City of Calimesa General Plan Policy SUS-3: Promote increased physical activity, reduced driving, and increased walking, cycling, and public transit by; encouraging the development of compact development patterns that are pedestrian- and bicycle-friendly, and increasing opportunities for active transportation (walking and biking) and transit use.

- PPP 3.3-4 City of Calimesa General Plan Policy SUS-18: Encourage convenient bicycle, pedestrian, and transit access to new commercial and industrial development.

- PPP 3.17-1 City of Calimesa General Plan Policy TM-3: Strive to construct streets in accordance with the City's standard street classifications.

- PPP 3.17.2 City of Calimesa General Plan Policy TM-4: Maintain and rehabilitate roadways to preserve and improve the quality of city streets and thoroughfares that promote access and mobility between residential neighborhoods, employment centers, shopping, and health services.

- PPP 3.17-3 City of Calimesa General Plan Policy TM-5: Design each roadway with sufficient width to accommodate projected traffic at acceptable service levels, based on the intensity or density of planned land uses.

Initial Study Checklist

- PPP 3.17-4 City of Calimesa General Plan Policy TM-7: Seek to maintain level of service C on all City-maintained roads. A peak-hour level of service of D, or lower, may be allowed on City-maintained road segments in commercial and employment areas or any combination of major highways.
- PPP 3.17-5 City of Calimesa General Plan Policy TM-11: Reduce vehicle trips through design and changes in operations.
- PPP 3.17-6 City of Calimesa General Plan Policy AQ-3: Promote pedestrian and bicycle circulation in both existing and planned commercial and residential areas.
- PDF 3.17-7 Future implementing Projects will be subject CMC Chapter 18.45 and Table 18.45.060 which requires the preparation of a site specific Traffic & Parking Study in accordance with the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, subject to staff level review/approval by the Planning Department and City Engineer.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project includes various updates to the CMC and a GPA to allow increased residential density and allow for denser residential product types. Future implementing developments would be served by existing and improved roadway systems. Higher density residential development may have the potential to conflict with a program or plan addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, this topic will be addressed in the forthcoming EIR.

3.17(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)

Determination: Potentially Significant Impact

Sources: Project Description, OPR

Plans, Policies, or Programs (PPP)

- PPP 3.17-8 CMC Chapter 18.100 - Transportation Demand Management. The City shall reduce air pollution and traffic congestion caused by motor vehicle trips and motor vehicle miles traveled and to meet the requirements of Riverside County's congestion management plan and the Air Quality Management Plan.

All proposed developments shall incorporate design features or trip reduction programs, or a combination of design features and trip reduction programs, in their development plans to reduce work-related motor vehicle trips. The plans shall be sufficient to attain a 12 percent trip reduction from the expected number of trips that would be generated by the project as indicated in the latest edition of the Trip Generation Handbook published by the Institute of Traffic Engineers. Trip reductions shall be calculated by the standards established by the Southern California Association of Governments and the South Coast Air Quality Management District

PPP 3.17-9 CEQA Guidelines Section 15064.3: Determining Significance of Transportation Impacts: Vehicle miles traveled is the most appropriate measure to evaluate a project's transportation impacts. Vehicle miles travel refers to the amount and distance of automobile travel attributed to a project.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

Senate Bill 743 (SB 743) was passed by the California State Legislature and signed into law by Governor Brown in 2013. SB 743 required the Office of Planning and Research and the California Natural Resources Agency to develop alternative methods of measuring transportation impacts under the California Environmental Quality Act (CEQA). In December 2018, the California Natural Resources Agency finalized updates to the CEQA Guidelines, which included SB743. Section 15064.3 of the 2019 CEQA Guidelines provide that transportation impacts of projects are, in general, best measured by evaluating the project's vehicle miles traveled (VMT). As of July 1, 2020, automobile delay (often called Level of Service) may no longer be considered to be an environmental impact under CEQA.

The Project would allow for increased residential density within the boundary of the proposed RIPA0Z, permitting higher residential density than currently permitted. Higher density development may increase population which may result in a substantial or measurable increases in vehicles trips as compared to existing conditions. Therefore, an analysis of the VMT impacts and the Project's potential conflicts or inconsistencies with CEQA Guidelines section 15064.3, subdivision (b) will be conducted. Therefore, this topic will be addressed in the forthcoming EIR.

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

Determination: Less Than Significant Impact

Source: Source: City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

PPP 3.17-1 City of Calimesa Policy TM-3: Strive to construct streets in accordance with the City's standard street classifications.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project does not include any on-site or off-site infrastructure improvements, and no specific timelines or plans for development of the sites are known at this time. Future implementing developments would be served by existing roadway systems and are not anticipated to include roadway construction or improvements that would increase hazards due to geometric design features or incompatible uses. At the time specific development projects are proposed, an analysis will be conducted to determine the roadways impacts caused by operation and construction of the future residential development. Roadway construction or improvements, if any, will be required to meet City of Calimesa design standards based on the General Plan Circulation Element. The Project itself would not increase hazards due to geometric design or incompatible uses because no development is proposed at this time. Thus, potential impacts associated with hazards due to a

geometric design feature or incompatible uses would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.17(d) Result in inadequate emergency access?

Determination: Less Than Significant Impact

Source: Project Description, City of Calimesa General Plan (GP)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project does not include any on-site or off-site infrastructure improvements, and no specific timelines or plans for development of the sites are known at this time. Future implementing developments would be served by existing roadway systems and internal drive aisles would be required to be designed to meet the Public Works and Fire Departments' specifications to ensure there is adequate emergency access. Thus, the proposed Project is not anticipated to result in inadequate emergency access and potential impacts are less than significant. Therefore, this topic will not be addressed further in the forthcoming EIR.

3.18 TRIBAL CULTURAL RESOURCES

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

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public resources Code section 5020.1(k)?*

Determination: Significant Impact

Source Archaeological Survey Report (ECORP-B)

Plans, Policies, or Programs (PPP)

PPP 3.18-1 City of Calimesa General Plan Policy PR-6.6 Native American Consultation: Native American Consultation. Continue to offer and conduct consultations with the Native American Heritage Commission on development proposals in accordance with state and federal law.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The proposed Project may potentially affect tribal cultural resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources

as defined in Public Resources Code Section 5020.1(k). Therefore, this topic will be analyzed in the forthcoming EIR.

-
- b.** *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in Section 5024.1(c), the lead agency shall consider the significance of the resource to a California Native American tribe.*
-

Determination: Significant Impact

Source: Archaeological Survey Report (ECORP-B)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As of July 1, 2015, Assembly Bill 52 (AB52), signed into law in 2014, amends CEQA and establishes new requirements for tribal consultation. The law applies to all projects that have a notice of preparation or notice of negative declaration/mitigated negative declaration. It also broadly defines a new resource category of "tribal cultural resource" and establishes a more robust process for meaningful consultation between the lead agency and Native American Tribes that includes: prescribed notification and response timelines, consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures, and documentation of all consultation efforts to support CEQA findings. The City, as lead agency, is also required to coordinate with Native American Tribes through the SB18 consultation when an amendment or adoption of a general plan or specific plan, or designation of open space.

On August 21, 2021, the City of Calimesa notified local tribal governments in writing of the proposed Project pursuant to AB52 pertaining to tribal cultural resources consultation. On March 14, 2022, the City sent separate notification to local tribes pursuant to SB18. The consultation process has yet to conclude. The proposed Project may potentially affect tribal cultural resources that are determined to be significant pursuant to the criteria in Public Resources Code Section 5024.1(c) as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe. Therefore, this topic will be further analyzed in the forthcoming EIR.

3.19 UTILITIES AND SERVICE SYSTEMS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			■	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	■			
c. Result in a determination by the 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?	■			
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	■			
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	■			

3.19(a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Determination: Less than Significant Impact

Sources: Project Description

Plans, Policies, or Programs (PPP)

PPP 3.19-1 City of Calimesa General Plan Policy IPS-1: The City will work with water providers and developers to ensure that water supply and delivery systems are capable of meeting normal and emergency needs.

PPP 3.19-2 City of Calimesa General Plan Policy IPS-4: Require the designation, preservation, maintenance, and acquisition of land and improvements necessary for flood control facilities, in accordance with the City's Master Flood Control and Drainage Plan.

PPP 3.19-3 City of Calimesa General Plan Policy IPS-5: The City will work with service providers to ensure adequate, and aesthetically pleasing, utility structures.

Initial Study Checklist

- PPP 3.19-4 City of Calimesa General Plan Policy IPS-6: The City will coordinate the provision of all public utilities and services to ensure a consistent, complete, and efficient system of service to all residents.
- PPP 3.19-5 City of Calimesa General Plan Policy IPS-3: Continue to meet the goals of the County Solid Waste Management Plan.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The existing land use and zoning designations allow 0.2 to 2 du/ac for RR designated properties, 2 to 4 du/ac for RL designated properties, and 4 to 7 du/ac for properties RLM designated properties resulting in 1 to 86 people per acre. The facilities necessary to connect to water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications are already in place. Thus, impacts would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.19(b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Determination: Potentially Significant Impact

Sources: Project Description

Plans, Policies, or Programs (PPP)

- PPP 3.19-1 City of Calimesa General Plan Policy IPS-1: The City will work with water providers and developers to ensure that water supply and delivery systems are capable of meeting normal and emergency needs.
- PPP 3.19-2 City of Calimesa General Plan Policy IPS-4: Require the designation, preservation, maintenance, and acquisition of land and improvements necessary for flood control facilities, in accordance with the City's Master Flood Control and Drainage Plan.
- PPP 3.19-3 City of Calimesa General Plan Policy IPS-5: The City will work with service providers to ensure adequate, and aesthetically pleasing, utility structures.
- PPP 3.19-4 City of Calimesa General Plan Policy IPS-6: The City will coordinate the provision of all public utilities and services to ensure a consistent, complete, and efficient system of service to all residents.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The properties within the RIPAOZ lie within two different water districts as reflected in **Figure 6** and **Table F**, above. Assembly Bill 610 (AB610) requires that specified information about water supplies that are available for development, be provided to and considered by local planning agencies. Further, it requires that any city or county that has determined a project is subject to CEQA, require the project comply with Part 2.10 of Division 6 of the Water Code. Among other things, AB610 holds

that any residential project that would result in 500 or more residential units prepare a Water Supply Assessment (WSA) to ensure the water supplier can accommodate the demand.

As reflected in **Table F** above, under the existing land use/zoning designations, a total of 397 units could be developed; 377 units within SMWC and 20 units within YVWD. With implementation of the RIPAOS, a total of 2,156 units could be developed; 1,998 within the SMWC and 158 within the YVWD service area. Thus, implementation of the RIPAOS would result in a total increase of 1,759 units that could be developed; specifically 1,621 within SMWC and 138 units within YVWD. Since proposed units would increase by 1,621 within SMWC, in compliance with AB610, the Project would require a WSA from SMWC to determine if sufficient supplies are available because more than 500 residential units would be proposed within this water district. Therefore, this topic will be addressed in the forthcoming EIR.

3.19(c) 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?

Determination: Potentially Significant Impact

Sources: Project Description

Plans, Policies, or Programs (PPP)

- PPP 3.19-1 City of Calimesa General Plan Policy IPS-1: The City will work with water providers and developers to ensure that water supply and delivery systems are capable of meeting normal and emergency needs.

- PPP 3.19-2 City of Calimesa General Plan Policy IPS-4: Require the designation, preservation, maintenance, and acquisition of land and improvements necessary for flood control facilities, in accordance with the City's Master Flood Control and Drainage Plan.

- PPP 3.19-3 City of Calimesa General Plan Policy IPS-5: The City will work with service providers to ensure adequate, and aesthetically pleasing, utility structures.

- PPP 3.19-4 City of Calimesa General Plan Policy IPS-6: The City will coordinate the provision of all public utilities and services to ensure a consistent, complete, and efficient system of service to all residents.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The existing land use and zoning designations allow 0.2 to 2 du/ac for RR designated properties, 2 to 4 du/ac for RL designated properties, and 4 to 7 du/ac for properties RLM designated properties resulting in 1 to 86 people per acre. As such, the Project may result in potentially significant impacts on the capacity of local utility infrastructure to serve wastewater demand. Therefore, this topic will be addressed in the forthcoming EIR.

3.19(d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Determination: Potentially Significant Impact

Sources: Project Description

Plans, Policies, or Programs (PPP)

PPP 3.19-5 City of Calimesa General Plan Policy IPS-3: Continue to meet the goals of the County Solid Waste Management Plan.

PPP 3.19-6 Countywide Integrated Waste Management Plan: The Countywide Integrated Waste Management Plan (CIWMP) (previously the County Solid Waste Plan) is prepared pursuant to the California Integrated Waste Management Act of 1989. The CIWMP contains goals and policies, as well as a summary of integrated waste management issues faced by the County and its cities, including the City of Calimesa, to meet and maintain the 50 percent diversion mandate.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The existing land use and zoning designations allow 0.2 to 2 du/ac for RR designated properties, 2 to 4 du/ac for RL designated properties, and 4 to 7 du/ac for properties RLM designated properties resulting in 1 to 86 people per acre. As such, the proposed Project may result in potentially significant impacts to solid waste generation. Therefore, this topic will be addressed in the forthcoming EIR.

3.19(e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Determination: Potentially Significant Impact

Sources: Project Description

Plans, Policies, or Programs (PPP)

PPP 3.19-5 City of Calimesa General Plan Policy IPS-3: Continue to meet the goals of the County Solid Waste Management Plan.

Impact Analysis

The existing land use and zoning designations allow 0.2 to 2 du/ac for RR designated properties, 2 to 4 du/ac for RL designated properties, and 4 to 7 du/ace resulting in 1 to 86 people per acre. As such, the proposed Project may result in potentially significant impacts to solid waste that may impact federal, state, and local management reduction status. Therefore, this topic will be addressed in the forthcoming EIR.

3.20 WILDFIRE

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

3.20(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Determination: Less Than Significant Impact

Sources: Calimesa General Plan (GP), California Department of Forest and Fire Protection (CAL)

Plans, Policies, or Programs (PPP)

PPP 3.20-1 The City of Calimesa Figure SAF-7 - Evacuation Routes, identifies the following evacuation routes: Interstate 10 and California Street for north-south movement of traffic; County Line Road for east-west movement of traffic. Additional streets that can augment the routes include Calimesa Boulevard, 3rd Street and 5th Street for north-south traffic flow, as well as Avenue L and Singleton Road for east-west traffic movement.

PPP 3.20-2 City of Calimesa General Plan Policy IPS -14: Fire management plans shall be required for all new development in areas subject to wildfire.

PPP3.20-3 CMC Chapter 15.10 - Adoption of the 2019 Edition of the California Fire Code. The City adopted the Fire Code which contains regulations consistent with nationally recognized and accepted practices for safeguarding life and property from the hazards of fire and explosion; dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and hazardous conditions in the use or occupancy of buildings or premises. Also contains provisions to assist emergency response personnel.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The City has adopted an Emergency Operations Plan, and participates in regional adopted emergency response plans, including the Riverside County Operational Area Emergency Operations Plan and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan. These plans provide guidance to special districts, emergency response agencies, and cities to effectively respond to any emergency, including wildfires.

The City’s GP identifies evacuations routes that includes Interstate 10 and California Street for north-south movement of traffic, and County Line Road for east-west movement of traffic. Additional streets that can augment the routes include Calimesa Boulevard, 3rd Street and 5th Street for north-south traffic flow, as well as Avenue L and Singleton Road for east-west traffic movement (GP, p. 8-11).

The Project allows for higher density residential development resulting in the addition of up to 1,759 dwelling units for future development. Cal Fire’s adopted FHSZ maps identifies a small eastern portion of the Project site (Parcel 413-320-003 near Mesa Grande Drive and the eastern portion of Parcel 410-170-0025 near Bryant Street) within the VHFHSZ, as does the City’s Figure SAF-6: Fire Hazard Area in the Safety Element of the City’s General Plan. (CAL; GP) However, future implementing developments, including parcels within the VHFHSZ area, would not impair an adopted emergency response plan or emergency evacuation plan since the Project would not obstruct evacuation routes or fire roads for the City’s emergency response agencies. In the event of a wildfire, the City would execute their emergency response plans by coordinating evacuation routes and with emergency response agencies. All future implementing projects would be required to comply with all applicable fire code requirements for construction and site access. Temporary construction activities and staging areas associated with future implementing development projects will required to be located away from nearby pedestrian and vehicular traffic and access to nearby properties will required to be maintained. Traffic control plans would also be required to be submitted to the City for review by each future implementing development project. As required by the City, each future implementing development project would be subject to a Development Plan Review to ensure that adequate emergency access and/or emergency response would be maintained. Thus, impacts regarding an adopted emergency response plan or emergency evacuation plan will be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.20(b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Determination: Less Than Significant Impact

Sources: Calimesa General Plan (GP), California Department of Forest and Fire Protection (CAL)

Plans, Policies, or Programs (PPP)

PPP 3.20-2 Policy IPS -14: Fire management plans shall be required for all new development in areas subject to wildfire.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As discussed in Threshold 3.9 (g) and Threshold 3.20(a), future implementing developments that lie within portions of the Project site (Parcel 413-320-003 near Mesa Grande Drive and Parcel 410-170-0025 near Bryant Street) that are within the VHFHSZ area, will be required to comply with CBC Chapter 49. This Chapter provides specific requirements for wildfire-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Moreover, the City's GP Policy IPS-14 requires fire management plans for all new development in areas subject to wildfire as part of development review process to be approved by City and Fire Department. Implementation of these plans and policies by future implementing development projects, in conjunction with compliance with the Fire Code and CBC would minimize wildfire risk. Thus, impacts of future development resulting of the Project related to exposing occupants to the uncontrolled spread of wildfire or other associated risks would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.20(c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Determination: Less Than Significant Impact

Sources: Calimesa General Plan (GP), California Department of Forest and Fire Protection (CAL)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As noted above in Threshold 3.20(a), a small eastern portion of the Project site (Parcel 413-320-003 near Mesa Grande Drive and the eastern portion of Parcel 410-170-0025 near Bryant Street) is located within the VHFHSZ consistent with the City's Figure SAF-6: Fire Hazard Area. (CAL; GP) Both parcels are in areas that can connect to nearby infrastructure available within the right of way, including emergency water sources, power lines and other utilities. Therefore, future implementing development of these parcels would connect them to the existing infrastructure already in place which is not likely to exacerbate wildfire risk. Thus, potential impacts associated with the installation or maintenance of associated infrastructure would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.20(d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Determination: Less Than Significant Impact

Sources: Calimesa General Plan (GP), California Department of Forest and Fire Protection (CAL)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this topic.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As noted above in Threshold 3.7(a) and Threshold 3.10(c)(2) above, the Project site is in an area that is not subject to flooding or landslides. Further, no development is proposed at this time. As such, risk of downslope or downstream flooding or landslides would be low. Thus, potential impacts would be less than significant. Therefore, this topic will not be addressed in the forthcoming EIR.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	■			
b. Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	■			
c. Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	■			

Impact Analysis

3.21(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?*

Determination: Potentially Significant Impact

Source: This Initial Study Checklist.

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

As discussed in Thresholds 3.4 - Biological Resources, 3.5 - Cultural Resources, and 3.18 - Tribal Cultural Resources, above, the Project may 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. Therefore, this topic will be evaluated further in the forthcoming EIR.

3.21(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)?*

Determination: Potentially Significant Impact

Source: This Initial Study Checklist

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The potential cumulative impacts related to the potentially significant impacts of the proposed Project will be addressed in the forthcoming EIR. The following topics will not be addressed in the forthcoming EIR, as they do not have the potential to result in significant impacts and will not result in cumulatively considerable impacts:

Agriculture: The Project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and does not contain Williamson Act contracts. The proposed Project does not conflict with the City’s existing agricultural; zoning, does not preclude agriculture use on those allowable sites, and will not convert exiting agricultural or forest land to a non-agriculture or non-forest use. As such, the Project will not create cumulatively considerable impacts.

Hazards and Hazardous Materials: There are no hazards or hazardous materials of concern nearby the Project site, therefore, development of the proposed Project will not have a cumulatively considerable impact related to hazards and hazardous materials.

Hydrology and Water Quality: With the implementation of state, local, and regional regulations, future development would not significantly affect the hydrology of the site or water quality, therefore, development of the proposed Project will not have a cumulatively considerable impact on hydrology and water quality. Impacts related to water supply and potential impacts to groundwater supply will be addressed in the forthcoming EIR.

Geology: Each development project within the City is required to complete a site-specific geotechnical report to identify site-specific design considerations. The proposed Project will not cause cumulatively considerable impacts.

Mineral Resources: There are no significant mineral resources within the City; therefore, development of the proposed Project will not have a cumulatively considerable impact on mineral resources.

Recreation: There are no significant impacts to recreation facilities with the payment of applicable park mitigation fees per CMC Chapter 18.11; therefore, development of the proposed Project will not have a cumulatively considerable impact on recreation facilities.

Wildfire: There is no significant risk of wildfire and wildfire impacts due to the Project with adherence to City and CBC buildings codes and California Fire Code standards. The proposed Project will not cause cumulatively considerable impacts.

3.21(c) *Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?*

Determination: Potentially Significant Impact

Source: This Initial Study Checklist

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this topic.

Impact Analysis

The Project may potentially contribute to an exceedance of SCAQMD thresholds for air quality and greenhouse gases, which pose a threat to human health. Likewise, noise and traffic impacts associated with construction and operation of the proposed Project may impact human health and comfort. Project-specific air quality, noise, and traffic studies will be prepared to assess these impacts. Therefore, because all Project-related impacts have not been fully quantified, the Project may have a potentially significant impact to human health so this topic will be considered in the forthcoming EIR.

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5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCIES:

City of Calimesa
908 Park Avenue
Calimesa, CA 92320

Kelly Lucia, Planning Manager, City of Calimesa

ENVIRONMENTAL CONSULTANTS:

Melissa Perez, Senior Environmental Planner, Albert A. Webb Associates
Eliza Laws, Senior Environmental Analyst, Albert A. Webb Associates
Autumn DeWoody, Senior Environmental Analyst, Albert A. Webb Associates
Monica Tobias, Associate Environmental Analyst, Albert A. Webb Associates
Noemi Avila, Assistant Environmental Analyst, Albert A. Webb Associates
Jacqueline Gamboa, Assistant Environmental Analyst, Albert A. Webb Associates